CITY OF EASTVALE

REGULAR PLANNING COMMISSION MEETING AGENDA

Eastvale City Hall Council Chambers
12363 Limonite Ave, Suite 910, Eastvale, CA, 91752
Regular Planning Commission Meeting: 6:00 PM
Wednesday, May 20, 2026

City Commissioners
April Rodriguez-Plott, Chair
Trinidad Lomeli, Vice Chair
Andrea Hove, Commissioner
Josh Lee, Commissioner
Michael Rochelle, Commissioner

This Agenda contains a brief general description of each item to be considered. Except as otherwise provided by law, no action or direction shall be taken on any item not appearing on the following Agenda. Unless legally privileged, all supporting documents, including staff reports, and any writings or documents provided to a majority of the City Council after the posting of this agenda are available for review at Eastvale City Hall, 12363 Limonite Avenue, Eastvale, CA 91752 or you may contact the City Clerk's Office, at (951) 361-0900 Monday through Thursday from 7:30 a.m. to 5:30 p.m. and available online at www.eastvaleca.gov.

Members of the public can observe the meeting by viewing the live-stream at www.eastvaleca.gov and may provide public comment by sending comments to the City Clerk's Office by email at cityclerk@eastvaleca.gov. Staff will monitor emails to the extent possible during the meeting and provide comments as possible. All comments will be made part of the record. Comments will then be read into the record, with a maximum allowance of 3 minutes per individual comment, subject to the Mayor's discretion to reduce time on public comment. All comments should be a maximum of 500 words, which corresponds to approximately 3 minutes of speaking time. If a comment is received before the agenda item is heard but before the close of the meeting, the comment will all be included as a part of the record of the meeting but will not be read into the record.

If you are a person with a disability and need an accommodation to participate in the City of Eastvale programs, services, activities, and meetings, contact Maricela Mejia at mmejia@eastvaleca.gov or (951)703-4433 at least 72 business hours in advance to request an auxiliary aid or accommodation.

Regular meetings are recorded and made available on the City's website at www.eastvaleca.gov. Meeting recordings are uploaded to the City's website within 24 hours (unless otherwise noted) after the completion of the meeting.

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. ADDITIONS / REVISIONS

The Planning Commission may only add an item to the Agenda after making a finding that there is a need to take immediate action on the item and that the item came to the attention of the agency subsequent to the posting of the agenda. An action adding an item to the agenda requires 2/3 vote of the Commission. If there is less than 2/3 of the Commissioners present, adding an item to the agenda requires a unanimous vote. Added items will be placed for discussion at the end of each section unless otherwise noted.

5. PRESENTATIONS

6. PUBLIC COMMENT

Any member of the public may address the Commission on items within the Commission's subject matter jurisdiction, but which are not listed on this agenda during PUBLIC COMMENTS. However, no action may be taken on matters that are not part of the posted agenda. We request comments made on the agenda be made at the time the item is considered and that comments be limited to three minutes per person with a maximum of six minutes (time may be donated by one person). Please address your comments to the Commission and do not engaged in dialogue with individual Commissioners, City staff, or members of the audience. Blue speaker forms are available at the front table to the entrance of Council Chambers.

7. CONSENT CALENDAR

Consent Calendar items are normally enacted in one motion. The Chair or Commission may remove a Consent Calendar item for separate action. If a member of the public would like to speak on a Consent Calendar item, please complete a blue "Public Comment Form" and submit to the City Clerk prior to the item.

7.1. Planning Commission Meeting Minutes

Submitted by: Jessica Cooper, Senior Management Analyst

RECOMMENDED ACTION(S):

Staff recommends the Planning Commission approve the Planning Commission meeting minutes from April 15, 2026 meeting.

7.2. Public Works Department Update

Submitted by: Jimmy Chung, Public Works Director/City Engineer

RECOMMENDED ACTION(S):

Staff recommends that the Planning Commission receive and file the Public Works Department update.

7.3. **Planning Division Update**

Submitted by: David Murray, City Planner

RECOMMENDED ACTION(S):

Staff recommends that the Planning Commission receive and file the Planning Division Update.

8. PUBLIC HEARINGS

The public is encouraged to express your views on any matter set for public hearing. It is our procedure to first receive the staff report, then to ask for public testimony, first from those in favor of the project followed by testimony from those in opposition to it, and if there is opposition, to allow those in favor, rebuttal testimony only as to the points brought up in opposition. To testify on the matter, you need to simply come forward to the speaker's podium at the appropriate time, give your name and address and make your statement. After a hearing is closed, you may not further speak on the matter unless requested to do so or are asked questions by the Chair or a Member of the Commission. Public comment is limited to three (3) minutes each with a maximum of six (6) minutes (time may be donated by one speaker.)

8.1. **PLN26-20021 – Goodman Commerce Center (CR-14) Conditional Use Permits for Forge District Gym**

Submitted by: Steven D. Fowler, Assistant Planner

RECOMMENDED ACTION(S):

Staff recommends that the Planning Commission take the following actions:

1. Find that no further environmental review pursuant to the California Environmental Quality Act (CEQA) is required as this project meets the criteria for a Categorical Exemption under Section 15301 (Class 1 – Existing Facilities) of the CEQA Guidelines in that the proposed project would not authorize any physical changes to the existing building; and
2. Approve a Conditional Use Permit (PLN26-20021) to establish a 28,378 square foot indoor fitness and sports facility within a portion of an existing 58,422 square-foot commercial retail building (CR-14) in the Goodman Commerce Center, subject to conditions of approval.

8.2. **PLN25-20061 - Major Development Review for Sir Jayaram Temple**

Submitted by: Steven D. Fowler, Assistant Planner

RECOMMENDED ACTION(S):
Staff recommends that the Planning Commission take the following actions:

1. Find that no further environmental review pursuant to the California Environmental Quality Act (CEQA) is required as this project meets the criteria for a Categorical Exemption under Section 15332 (Class 32 – Infill Development projects) of the CEQA Guidelines in that the proposed development will be occurring within city limits on a project site of no more than five acres substantially surrounded by urban uses; and
2. Approve a Major Development Review (PLN25-20061) for the development of a 7,193 square-foot religious building (temple) and a 2,798 square-foot secondary building (commissary) for use as a religious institution and site improvements, subject to conditions of approval.

8.3. **PLN25-20102 – Density Bonus Agreement, Tentative Tract Map 39416, and Major Development Review for Regent Land Company, LLC Residential Development**
Submitted by: Jamie K. Cerda, AICP

RECOMMENDED ACTION(S):
Staff recommends that the Planning Commission take the following actions:

1. Recommend that the City Council find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15183 based on the findings and conclusions provided in the Exemption Determination Report, attached hereto and the conclusion that the proposed project would not result in new or more severe impacts to the environment beyond what was previously evaluated and disclosed by the General Plan EIR (State Clearinghouse No. 20222080090);
2. Recommend City Council approval of the Density Bonus Agreement between Regent Land Company LLC and the City of Eastvale;
3. Recommend City Council approval of Tentative Tract Map No. 39416 to subdivide four (4) existing residential lots totaling 3.57 gross acres into 35 residential lots, two (2) open space purposes and four (4) for street purposes, subject to conditions of approval; and
4. Recommend City Council approval of the Major Development Review for the master building architecture and site planning of 35 single-family residential lots, landscaping, and parking areas, subject to conditions of approval.

8.4. **PLN25-20086 Tentative Tract Map 38596 and PLN25-20087 Major Development Review for Overall Phase C of the Eastvale Square Development – Risewell Homes (CONTINUANCE)**
Submitted by: Jamie K. Cerda, AICP, Principal Planner

RECOMMENDED ACTION(S):
Staff recommends that the Planning Commission continue this item to the June 17, 2026, Planning Commission meeting.

9. COMMISSION BUSINESS

10. CITY STAFF REPORTS

11. COMMISSION COMMUNICATIONS

12. ADJOURNMENT

The next regular meeting of the Eastvale Planning Commission is scheduled for Wednesday, June 17, 2026, at 6:00 p.m. at Eastvale City Hall Council Chambers, 12363 Limonite Avenue, Suite 900, Eastvale, CA 91752.

AFFIDAVIT OF POSTING

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing Agenda was posted at the following locations: City Hall, 12363 Limonite Avenue, Suite 910 and website of the City of Eastvale (www.eastvaleca.gov,) not less than 72 hours prior to the meeting.

_____

Marc A. Donohue, MMC
City Clerk

MINUTES
CITY OF EASTVALE

Planning Commission Regular Meeting
Wednesday, April 15, 2026
Regular Meeting: 6:00 P.M.

Eastvale City Council Chambers
12363 Limonite Avenue, Suite 900
Eastvale, CA 91752

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1. CALL TO ORDER

The regular meeting of the Eastvale Planning Commission was called to order at 6:00 p.m. by Chair Rodriguez-Plott.

2. ROLL CALL

Present: Commissioner Hove, Commissioner Lee, Commissioner Rochelle, and Chair Rodriguez-Plott.

Absent: Vice Chair Lomeli.

City Staff Present: Community Development Director Gonzalez, Assistant City Attorney Herrington, and Senior Management Analyst Cooper were present at Roll Call.

3. PLEDGE OF ALLEGIANCE

Commissioner Rochelle led the Pledge of Allegiance.

4. ADDITIONS / REVISIONS – None

5. PRESENTATIONS – None

6. PUBLIC COMMENT – None

7. CONSENT CALENDAR

On a motion by Commissioner Rochelle and second by Commissioner Hove, the Planning Commission voted to approve the Consent Calendar.

7.1 Planning Commission Minutes

The Planning Commission voted to approve the Planning Commission meeting minutes from the March 18, 2026 meeting.

7.2 Planning Division Update

The Planning Commission received and filed the Planning Division Update.

7.3 Public Works Department Update

The Planning Commission received and filed the Public Works Department Update.

7.4 Finding of Conformity to Eastvale General Plan 2040 for the Prado Dam – JCSD Recycled Water Pipeline Project

The Planning Commission adopted Resolution 26-02, finding that the proposed temporary and permanent easements associated with construction of infrastructure improvements (Prado Dam – JCSD Recycled Water Pipeline Project) for portions of Orange County Flood Control District properties located at Assessor Parcel Numbers (APNs) 144-080-013 and 144-080-015 conform with the Eastvale General Plan 2040 in accordance with the requirements of California Government Code Section 65402.

8. PUBLIC HEARINGS

8.1 PLN26-20012 – Goodman Commerce Center (CR-16) Conditional Use Permits for Beyond Pickleball Court

Assistant Planner Fowler presented the item and answered related questions.

Chair Rodriguez-Plott opened the public comment period. Hearing no response, Chair Rodriguez-Plott closed the public comment period.

On motion of Commissioner Lee and second by Chair Rodriguez-Plott, the Planning Commission voted unanimously to:

1. Find that no further environmental review pursuant to the California Environmental Quality Act (CEQA) is required as this project meets the criteria for a Categorical Exemption under Section 15301 (Class 1 – Existing Facilities) of the CEQA Guidelines in that the proposed project would not authorize any physical changes to the existing building;
2. Approve Conditional Use Permit (PLN26-20012) to establish an indoor fitness and sports facility within an existing 39,494 square-foot commercial retail building (CR-16) in the Goodman Commerce Center, subject to conditions of

approval; and

3. Approve Conditional Use Permit (PLN26-20012) for an Alcohol Beverage Control license (Type 41) to allow for beer and wine only in conjunction with a proposed indoor fitness and sports facility within an existing 39,494 square-foot commercial retail building (CR-16) in the Goodman Commerce Center, subject to conditions of approval.

9. COMMISSION BUSINESS

9.1 2026 First Quarter Economic Development Updates

Economic Development Manager Fung presented the item and answered related questions.

Chair Rodriguez-Plott opened the public comment period. Hearing no response, Chair Rodriguez-Plott closed the public comment period.

The Planning Commission received and filed the report.

10. CITY STAFF REPORTS

Community Development Director Gonzalez provided updates.

11. COMMISSION COMMUNICATIONS

The Planning Commission provided comments.

ADJOURNMENT – Chair Rodriguez-Plott adjourned the meeting at 7:01 p.m. The next regular meeting of the Eastvale Planning Commission is scheduled for Wednesday, May 20, 2026, at 6:00 p.m.

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Jessica Cooper, MMC
Senior Management Analyst

CITY OF EASTVALE

AGENDA STAFF REPORT

Planning Commission Meeting
CONSENT CALENDAR
Agenda Item No. 7.2
May 20, 2026

Public Works Department Update

Prepared By:
Jimmy Chung, Public Works Director/City Engineer

Recommended Action(s)
Staff recommends that the Planning Commission receive and file the Public Works Department update.

Summary
The Public Works Department provides monthly updates on residential and commercial development projects, encroachment permits, capital improvements projects including a grant summary.

Background
Not Applicable.

Analysis
Not Applicable.

Environmental
Not Applicable.

Strategic Plan Action - Priority Level: N/A | Target #: N/A | Goal #: N/A
Not Applicable.

Fiscal Impact

Not Applicable.

Prior City Council/Commission Action

Not Applicable.

Attachment(s)

Attachment 1 - PW Project Update List.pdf
Attachment 2- PW Grants Summary.pdf

EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Civic Center Project (Phase 1)
PROJECT DESCRIPTION:	A design build project to construct a Phase 1 of the Civic Center Project, which includes approximately 52,000 square foot City Hall, a 25,000 square foot library, a 20,000 square foot police station with a park and a civic plaza.
PROJECT STATUS:	**In Construction:** The construction contract was awarded to Clark Construction on June 25, 2025. Notice to Proceed was issued to Clark, effective August 11, 2025.
PROJECT SCHEDULE:	Structural steel topping out ceremony took place on March 27, 2026. Contractor will continue with the deck pour and MEP installation.

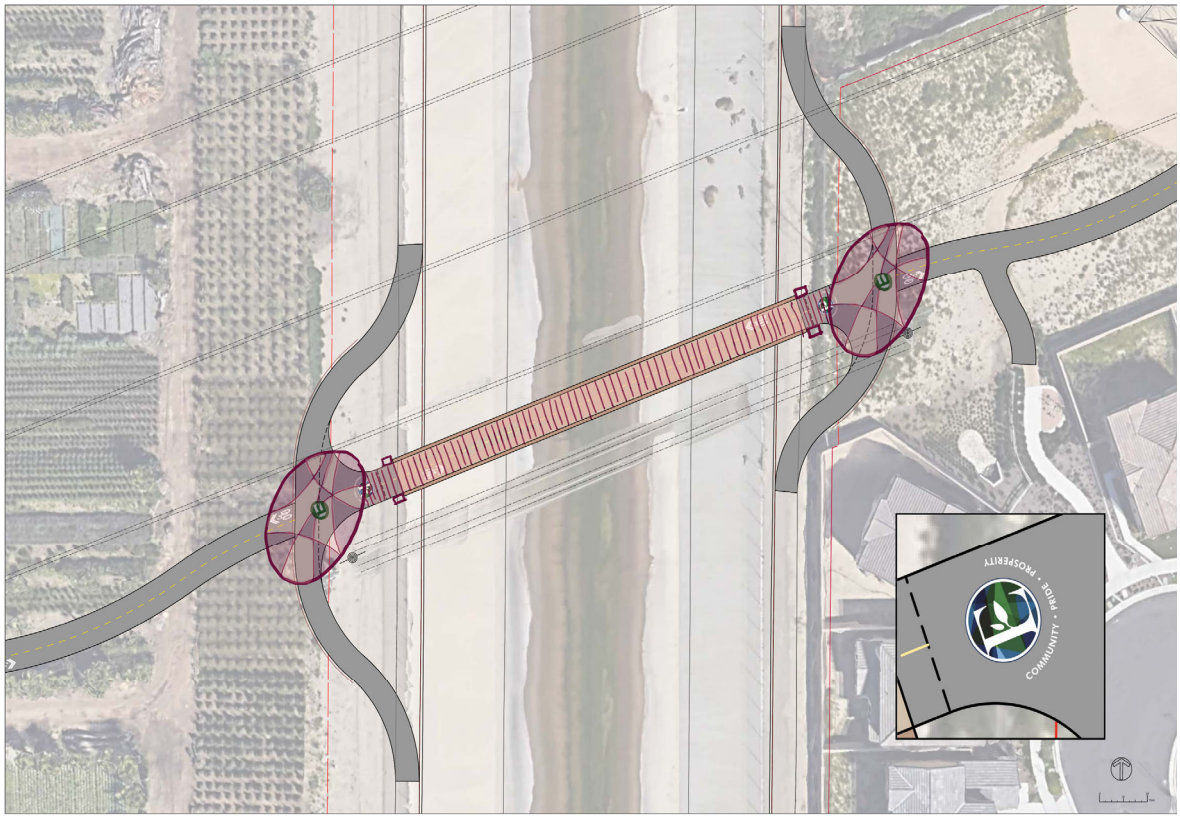
PROJECT RENDERING:



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Limonite Gap Pedestrian Bridge
PROJECT DESCRIPTION:	Project will design and install a prefabricated steel fabricated bridge over Cucamonga Creek Channel to close the gap of pedestrian path within the SCE easement.
PROJECT STATUS: :	**In Design – Engineering:** Design contract was awarded to TYLin on April 10, 2024. 65% PS&E was delivered on February 17, 2025 and is being reviewed. Technical studies are being prepared to submit to Caltrans for NEPA EA.
PROJECT SCHEDULE:	100% PS&E is anticipated to be delivered by June 2026.

PROJECT MAP:



EASTVALE PUBLIC WORKS
PROJECT UPDATES

PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Median Improvement Projects at River Rd, Cantu Galleano Rd, and Archibald Ave
PROJECT DESCRIPTION:	Project will Install landscaped raised medians at River Rd, Cantu Galleano Rd, and Archibald Ave to physically separate opposing traffic streams and help stop vehicles traveling into opposing traffic lanes. The project will be constructed in two phases: Phase 1 will involve the construction of hardscape including curb, gutter, and sleeve for future utilities, and Phase 2 will include the installation of landscaping, monument, and lighting.
PROJECT STATUS:	**In Construction:** Construction contract for Phase 2 was awarded in May 2025.
PROJECT SCHEDULE:	Landscaping and median monument signs have been installed, along with the streetlight poles on River Rd. Contractor will address the punchlist items and project will be closed out.

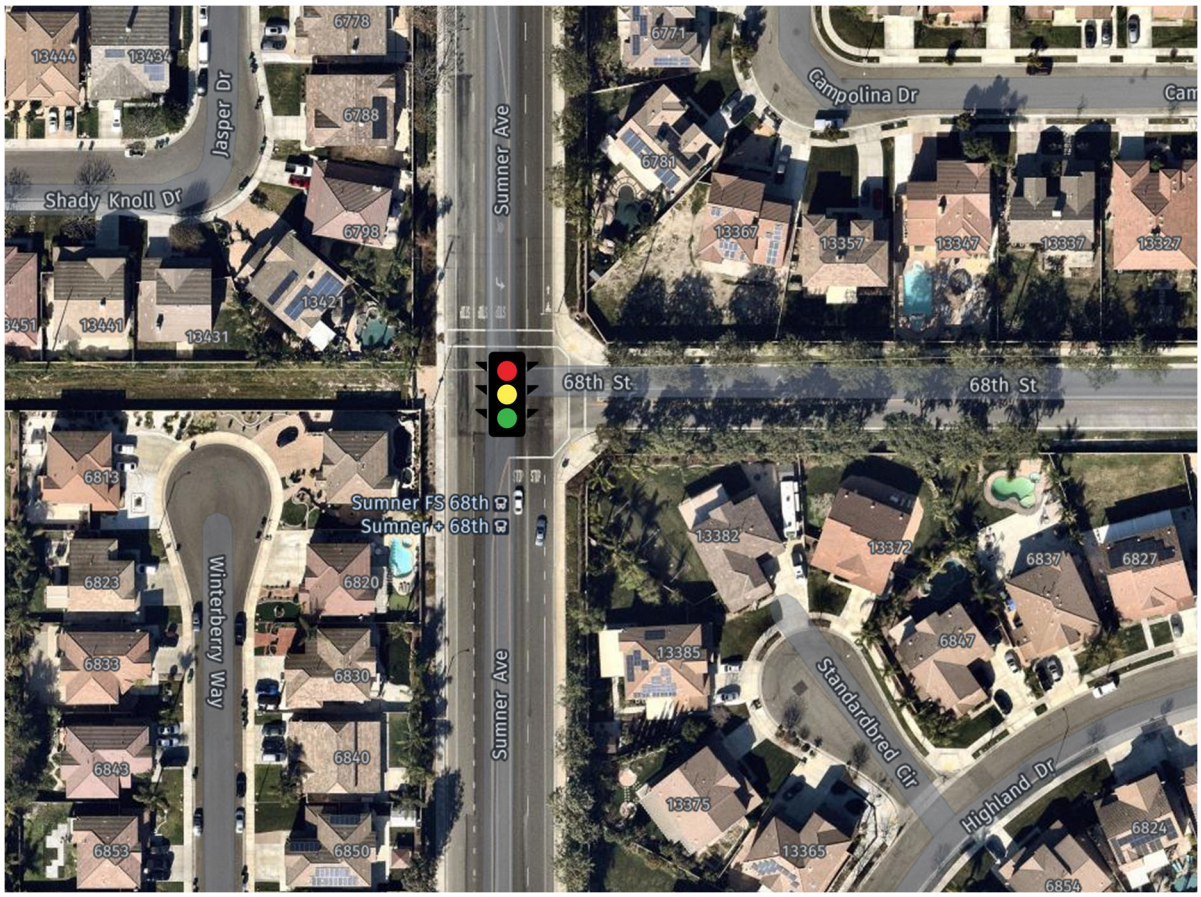
PROJECT IMAGE:



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Traffic Signal Improvement at Sumner Ave and 68th St
PROJECT DESCRIPTION:	Project will design and install traffic signals at the intersection of Sumner Ave and 68th Street.
PROJECT STATUS:	**In Design – Engineering:** Design contract was awarded to STC on August 13, 2025.
PROJECT SCHEDULE:	The final PS&E is expected to be completed by June 2026, and the project is tentatively scheduled to be advertised for construction bidding in July 2026.

PROJECT IMAGE:



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Citywide Traffic Signal Synchronization - Phase 1 Arterials
PROJECT DESCRIPTION:	Install traffic synchronization components and fiber optic line and/or wireless antenna to relay signal per the traffic signal synchronization master plan. Traffic signal synchronization of major corridors will be completed in two phases. Phase 1 includes Hamner Avenue, Archibald Avenue, Schleisman Road and Scholar Way. Phase 2 includes collectors streets including Harrison Ave, Sumner Ave, 65th St, and Citrus St (CIP 94007). This project is for Phase 1, and synchronization on Schleisman Rd will be completed after the intersection of Schleisman Rd and Sumner is improved by a developer.
PROJECT STATUS:	**In Design - Engineering:** Design contract was awarded to STC on August 13, 2025.
PROJECT SCHEDULE:	The final PS&E is expected to be completed by June 2026, and the project is tentatively scheduled to be advertised for construction bidding in July 2026.

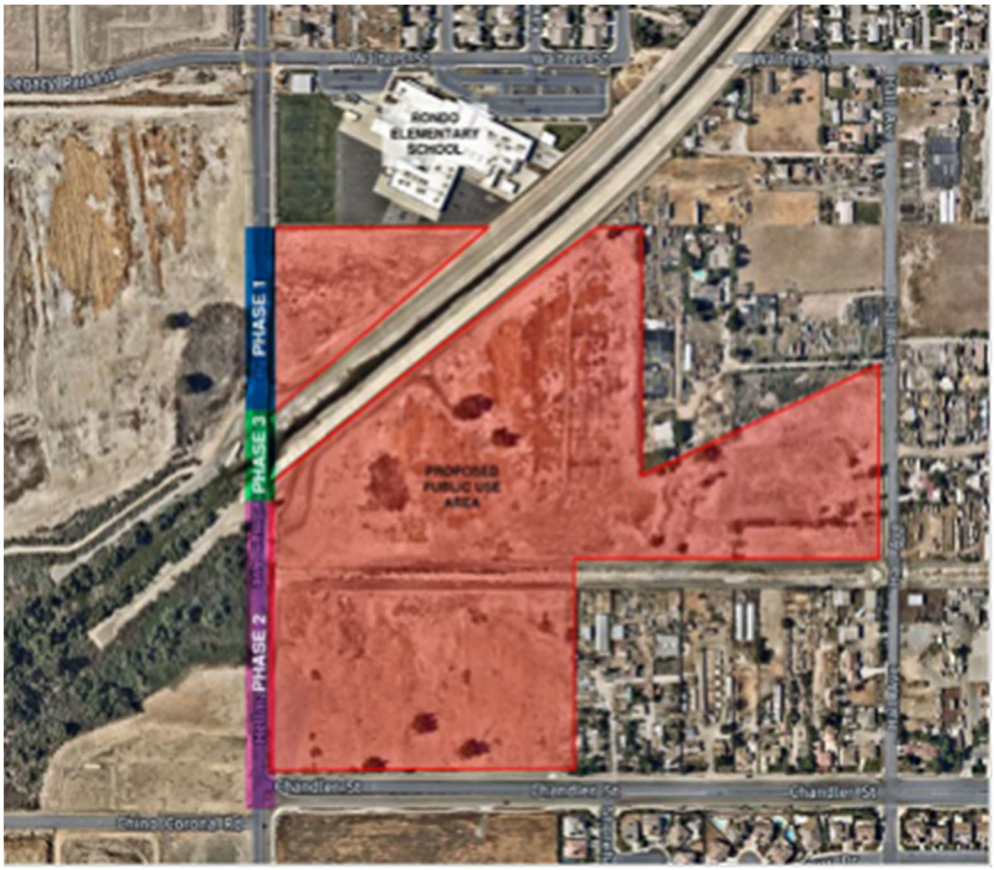
PROJECT IMAGE:



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Hellman Avenue Street Widening and Walters Pedestrian Bridge
PROJECT DESCRIPTION:	The project involves widening Hellman Avenue from Walters Street to River Road to eliminate bottlenecks and improve traffic flow. The scope includes conducting a feasibility study, preparing environmental documents, right-of-way easement documents, and PS&E. The project will be completed in two phases: 1) Widening of Hellman Avenue north of Chandler Avenue, including lot grading south of Rondo Elementary School and bridge widening. 2) Widening of Hellman Avenue from Shortham Street to River Road. The feasibility study will determine the most efficient approach for phasing the project.
PROJECT STATUS:	**In Design - Engineering:** This project is receiving TUMF funding.
PROJECT SCHEDULE:	The RFP for design and environmental services has been issued. The NTP is anticipated in May 2026.

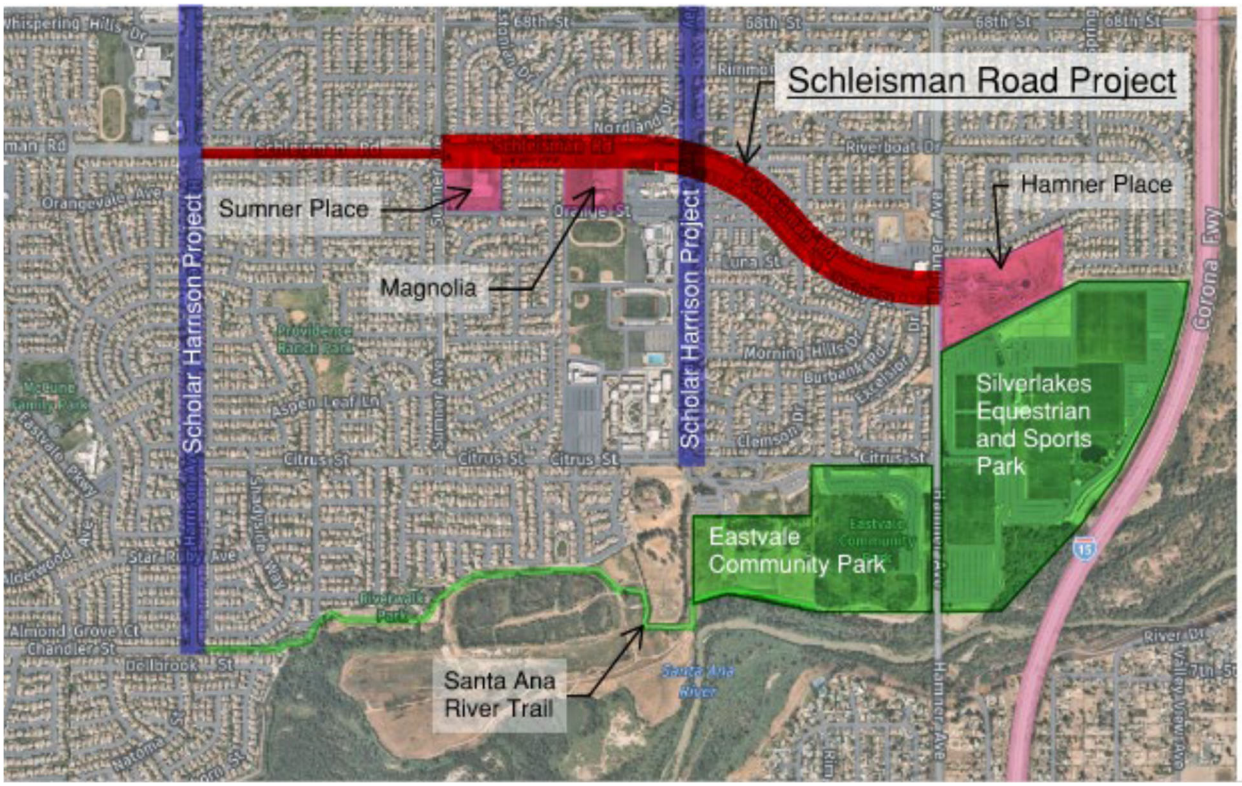
PROJECT IMAGE:



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Schleisman Road Mobility, Safety and Connectivity Project
PROJECT DESCRIPTION:	Design and construction of Schleisman Road between Hamner Avenue and Sumner Avenue to include all-inclusive, all ages and abilities.
PROJECT STATUS:	**In Design – Engineering:** Notice to Proceed issued 6/12/2025.
PROJECT SCHEDULE:	60% plans being prepared.

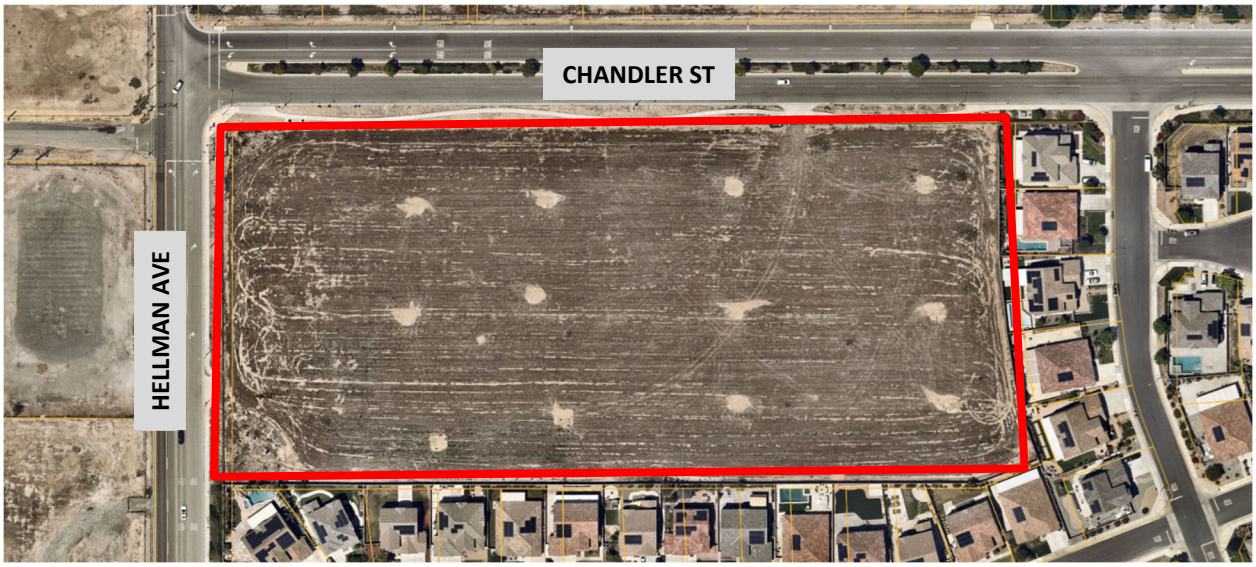
PROJECT IMAGE:



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Residential Development
PROJECT NAME:	Oasis Residential
PROJECT LOCATION:	Southeast corner of Chandler Street and Hellman Avenue
PROJECT DESCRIPTION:	65 Residential units on 8.2 acres.
PROJECT STATUS:	Project is currently in review for entitlement.

PROJECT MAP:



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Residential Development
PROJECT NAME:	Warmington Residential
PROJECT NUMBER:	PW25-10004
PROJECT LOCATION:	Southeast corner of Archibald Avenue and Grapewin Street
PROJECT DESCRIPTION:	Improvements include 76 residential lots on 8.3 acres.
PROJECT STATUS:	Project is in the plan check phase.

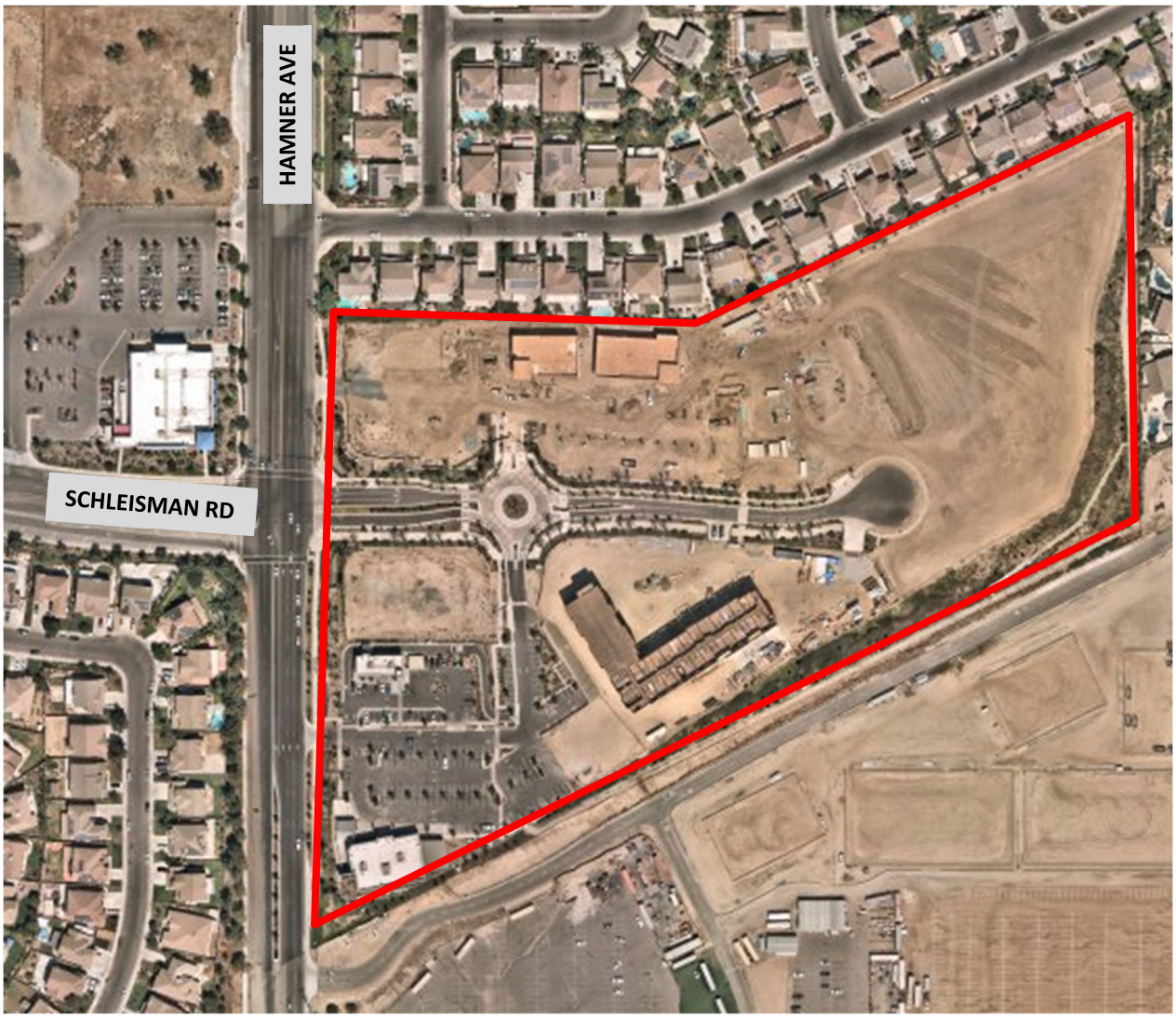
PROJECT MAP:



EASTVALE PUBLIC WORKS
PROJECT UPDATES

PROJECT TYPE:	Commercial Development
PROJECT NAME:	Hamner Place
PROJECT NUMBER:	PW18-10712
PROJECT LOCATION:	East of Hamner Avenue and Schleisman Road
PROJECT DESCRIPTION:	Improvements include 21.48 gross acres.
PROJECT STATUS:	Onsite improvement ongoing

PROJECT MAP:



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Residential Development
PROJECT NAME:	Eastwalk/ Leal
PROJECT NUMBER:	PW22-1004
PROJECT LOCATION:	Northwest corner of Limonite Avenue and Hamner Avenue
PROJECT DESCRIPTION:	158.6 acre development that will include approximately 2500 residential units as well as plans for future commercial development
PROJECT STATUS:	Developer has obtained precise grading, street, sewer and water, and building permits for Phase B

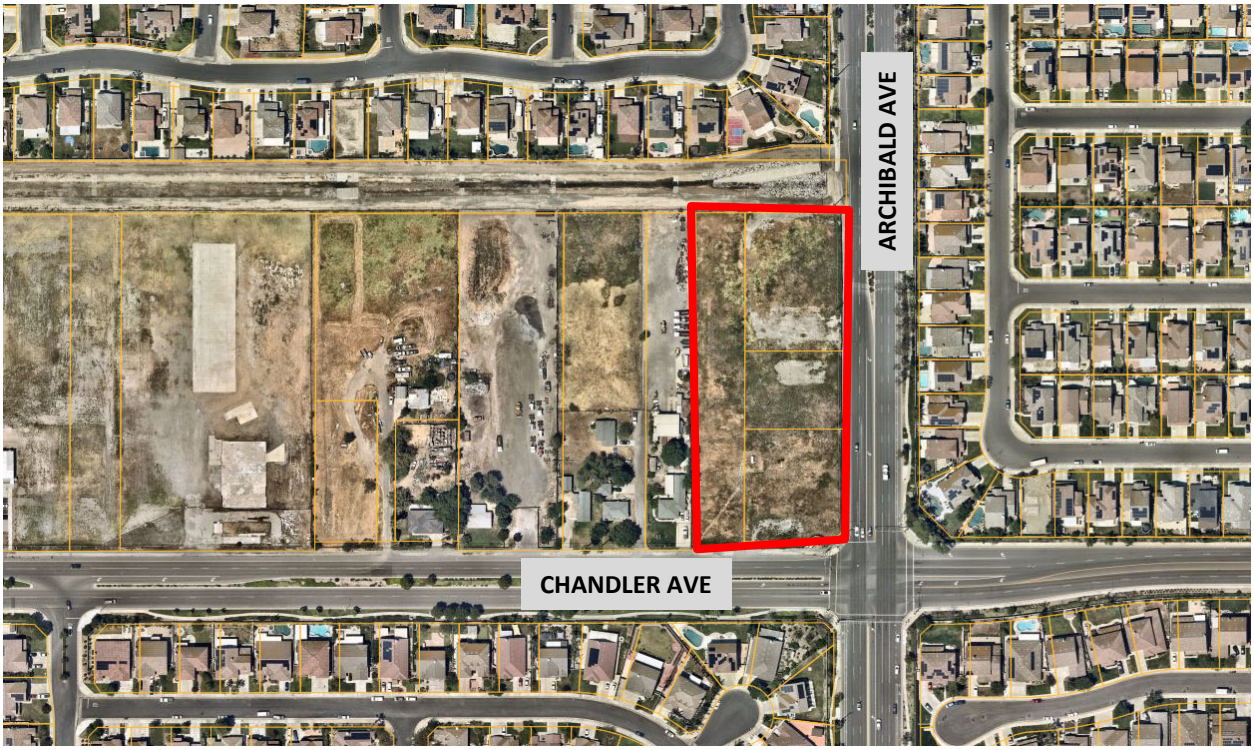
PROJECT MAP:



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Commercial Development
PROJECT NAME:	Chandler Plaza
PROJECT NUMBER:	TPM 37653
PROJECT LOCATION:	Northwest corner of Chandler Avenue and Archibald Avenue
PROJECT DESCRIPTION:	2.70 acre subdivision into three retail development parcels
PROJECT STATUS:	Developer is working to obtain permits

PROJECT MAP:



EASTVALE PUBLIC WORKS
PROJECT UPDATES

PROJECT TYPE:	Commercial Development
PROJECT NAME:	Walmart
PROJECT NUMBER:	PW23-10004
PROJECT LOCATION:	Southeast corner of Limonite Avenue and Archibald Avenue
PROJECT DESCRIPTION:	177,000 square foot retail center on 23.3 acres
PROJECT STATUS:	Walmart is open. Off-site improvements are wrapping up.

PROJECT MAP:



PUBLIC WORKS GRANTS SUMMARY

GRANTS AWARDED

AGENCY	GRANT NAME	PROJECT NAME	GRANT AWARD	MATCH	DUE DATE	STATUS
USDOT: Department of Transportation	Congressman Calvert: 2023 Transportation and Infrastructure Appropriations Bill	Limonite Gap Pedistrian Bridge	$ 1,600,000.00	$ 400,000.00		This grant is for construction phaseo only. The project is currently under design.
California Department of Resources Recycling and Recovery	CalRecycle Rubberized Pavement (TRP) Grant Program (TRP16-23-0047)	Annual Overlay/Residential Slurry Seal Project	$ 170,586.00		April 1, 2026	
California Department of Transportation	HSIP: Highway Safety Improvement Program Cycle 12	Traffic Signal Improvement at Sumner and 68th	$ 642,402.00	$ 79,398.00	March 31, 2028	Allocation request for PE phase will be submitted.

CITY OF EASTVALE

AGENDA STAFF REPORT

Planning Commission Meeting
CONSENT CALENDAR
Agenda Item No. 7.3
May 20, 2026

Planning Division Update

Prepared By:
David Murray, City Planner

Recommended Action(s)
Staff recommends that the Planning Commission receive and file the Planning Division Update.

Summary
Planning projects are provided in the attached Planning Project Status list. The list provides a brief summary and status of each project. New information is highlighted in yellow. A map identifying the locations of each project is also included.

Background
The purpose of the Planning Division Update is to provide a list of the current status of major projects in the City of Eastvale.

Environmental
The following update requires no environmental review as it is not considered a "project" under the California Environmental Quality Act (CEQA).

Strategic Plan Action - Priority Level: N/A | Target #: N/A | Goal #: N/A
Not Applicable.

Fiscal Impact
The following update has no applicable fiscal impacts.

Prior City Council/Commission Action

Not Applicable.

Attachment(s)

Attachment - Planning Division Update 5.20.26

CITY OF EASTVALE

Major Projects Summary

May 20, 2026

City of Eastvale Planning Division

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

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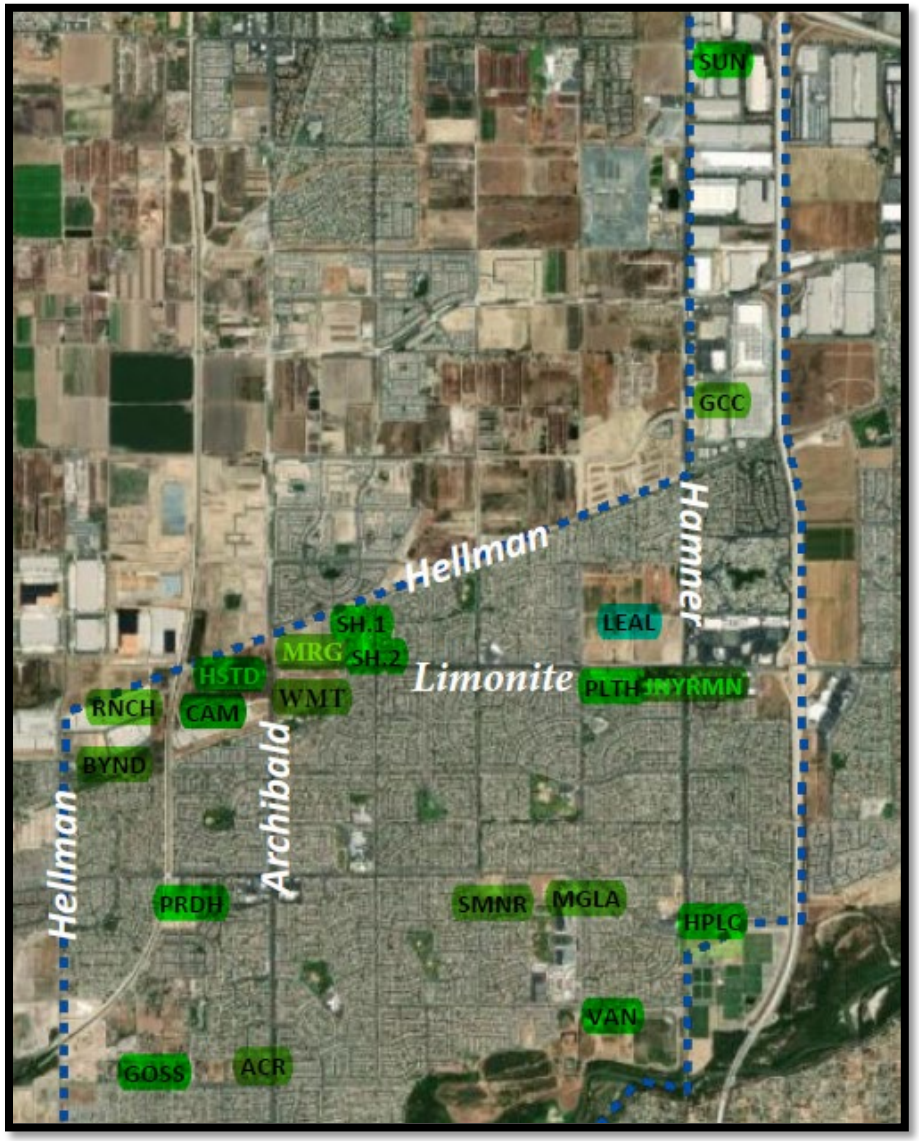
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CITY OF EASTVALE
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1. New projects are added to the bottom of the list as they are submitted.
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In-Process/Review

Sumner Place Residential Development (MAP ID: SMNR)

Project:	Sumner Place Residential Development
Project No.	PLN25-20005_GPA001_DR001_COZ001_ TTM
Project Location:	Southeast corner of Sumner Ave. and Schleisman Rd.; (Assessor Parcel Number: 152-040-01)
Project Description:	**General Plan Amendment** to change the land use designation from Commercial Retail (CR 0.20-0.35 FAR) to Multi-Family-Low-Moderate (MF-LM 20.1-40 du/acre). **Change of Zone** to change the zone from Heavy Agriculture (A-2) to General Residential (R-3). **Major Development Review** for the development of a for-sale town home residential project consisting of 159-units on 7.5 acres. **Tentative Tract Map** for condominium purposes.
Planner:	Allen Lim

Notes:

- Received application on 1.30.25
- An incomplete letter was sent out to the applicant on 2.26.25.
- On 9.11.25 the applicant resubmitted the project.
- A second incomplete letter was sent out to the applicant on 10.9.25.
- On 1.21.26 a scheduled Workshop for the Planning Commission Meeting to introduce the revised project and solicit feedback prior to formal hearing.
- On 2.18.26 the project was scheduled for the Planning Commission.
- The project was heard at the February 18,2026 Planning Commission hearing where the Commission recommended that the City Council deny the project.

Project Map:



Current Status:

- The project is awaiting a City Council hearing date.

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Leal Ranch Residential Tentative Tract Map Phase C (MAP ID: LEAL.2)

Project:	Leal Ranch Residential Tentative Tract Map 38596 (Phase C)
Project No.	PLN25-20086 TTM New Home Phase C
Project Location:	Northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.
Project Description:	**Tentative Tract Map 38596** a request to subdivide 44.34 acres into 73 lots for condominium purposes and 12 lettered lots for open space and street purposes.
Planner:	Jamie K. Cerda

Notes:

- Received application on 10.23.25
- On 11.20.25 the applicant received the first incomplete letter.
- On 1.27.26 the applicant resubmitted the project for review.
- On 2.25.26 the applicant received the second incomplete letter.
- On 4.2.26 the applicant resubmitted the project for review.

Project Map:



Current Status:

- The project was deemed complete and is tentatively scheduled for the May 20, 2026 planning commission date.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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Leal Ranch Residential Overall Phase C Offsite (MAP ID: LEAL.2)

Project:	Leal Ranch Residential Offsite (Phase C)
Project No.	PLN25-20087 MDR New Home Phase C Offsites
Project Location:	Northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.
Project Description:	**Major Development Review** for the overall New Home Phase C Residential Development and associated site improvements of PA-7B, PA-7C, PA-12A, PA-12B, PA-12C, PA-13A, PA-13B and PA-13C of the Leal Ranch Master Plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on 10.23.25
- On 11.20.25 the applicant received the first incomplete letter.
- On 1.27.26 the applicant resubmitted the project for review.
- On 2.25.26 the applicant received the second incomplete letter.
- On 4.2.26 the applicant resubmitted the project for review.

Project Map:



Current Status:

- The project was deemed complete and is tentatively scheduled for the May 20, 2026 planning commission date.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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Leal Ranch Residential DR PA-7B (MAP ID: LEAL.2)

Project:	Leal Ranch Residential PA-7B (Phase C)
Project No.	PLN25-20088 DR PA-7B
Project Location:	Northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.
Project Description:	**Major Development Review** for the site planning and master architecture of 72 multifamily (6-plex) residential units within Planning Area 7B of the Leal Master Plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on 10.23.25
- On 11.20.25 the applicant received the first incomplete letter.
- On 1.27.26 the applicant resubmitted the project for review.
- On 2.25.26 the applicant received the second incomplete letter.

Project Map:



Current Status:

- On April 2, 2026, the applicant resubmitted the project and is currently under review.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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Leal Ranch Residential DR PA-7C (MAP ID: LEAL.2)

Project:	Leal Ranch Residential PA-7C (Phase C)
Project No.	PLN25-20089 DR PA-7C
Project Location:	Northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.
Project Description:	**Major Development Review** for the site planning and master architecture of 80 single family attached residential units within Planning Area 7C of the Leal Master Plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on 10.23.25
- On 11.20.25 the applicant received the first incomplete letter.
- On 1.27.26 the applicant resubmitted the project for review.
- On 2.25.26 the applicant received the second incomplete letter.

Project Map:



Current Status:

- On April 2, 2026, the applicant resubmitted the project and is currently under review.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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Leal Ranch Residential DR PA-12A (MAP ID: LEAL.2)

Project:	Leal Ranch Residential PA-12A (Phase C)
Project No.	PLN25-20090 DR PA-12A
Project Location:	Northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.
Project Description:	**Major Development Review** for the site planning and master architecture of 72 single family detached residential units within Planning Area 12A of the Leal Master Plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on 10.23.25
- On 11.20.25 the applicant received the first incomplete letter.
- On 1.27.26 the applicant resubmitted the project for review.
- On 2.25.26 the applicant received the second incomplete letter.

Project Map:



Current Status:

- On April 2, 2026, the applicant resubmitted the project and is currently under review.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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Leal Ranch Residential DR PA-12B (MAP ID: LEAL.2)

Project:	Leal Ranch Residential PA-12B (Phase C)
Project No.	PLN25-20091 DR PA-12B
Project Location:	Northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.
Project Description:	**Major Development Review** for the site planning and master architecture of 87 single family attached residential units within Planning Area - 12B of the Leal Master Plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on 10.23.25
- On 11.20.25 the applicant received the first incomplete letter.
- On 1.27.26 the applicant resubmitted the project for review.
- On 2.25.26 the applicant received the second incomplete letter.

Project Map:



Current Status:

- On April 2, 2026, the applicant resubmitted the project and is currently under review.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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Leal Ranch Residential DR PA-12C (MAP ID: LEAL.2)

Project:	Leal Ranch Residential PA-12C (Phase C)
Project No.	PLN25-20092 DR PA-12C
Project Location:	Northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.
Project Description:	**Major Development Review** for the site planning and master architecture of 73 single family detached residential units within Planning Area - 12C of the Leal Master Plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on 10.23.25
- On 11.20.25 the applicant received the first incomplete letter.
- On 1.27.26 the applicant resubmitted the project for review.
- On 2.25.26 the applicant received the second incomplete letter.

Project Map:



Current Status:

- On April 2, 2026, the applicant resubmitted the project and is currently under review.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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Leal Ranch Residential DR PA-13A (MAP ID: LEAL.2)

Project:	Leal Ranch Residential PA-13A (Phase C)
Project No.	PLN25-20093 DR PA-13A
Project Location:	Northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.
Project Description:	**Major Development Review** for the site planning and master architecture of 64 single family detached residential units within Planning Area 13A of the Leal Master Plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on 10.23.25
- On 11.20.25 the applicant received the first incomplete letter.
- On 1.27.26 the applicant resubmitted the project for review.
- On 2.25.26 the applicant received the second incomplete letter.

Project Map:



Current Status:

- On April 2, 2026, the applicant resubmitted the project and is currently under review.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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Leal Ranch Residential DR PA-13B (MAP ID: LEAL.2)

Project:	Leal Ranch Residential PA-13B (Phase C)
Project No.	PLN25-20094 DR PA-13B
Project Location:	Northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.
Project Description:	**Major Development Review** for the site planning and master architecture of 32 single family detached residential units within Planning Area 13B of the Leal Master Plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on 10.23.25
- On 11.20.25 the applicant received the first incomplete letter.
- On 1.27.26 the applicant resubmitted the project for review.
- On 2.25.26 the applicant received the second incomplete letter.

Project Map:



Current Status:

- On April 2, 2026, the applicant resubmitted the project and is currently under review.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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Leal Ranch Residential DR PA-13C (MAP ID: LEAL.2)

Project:	Leal Ranch Residential PA-13C (Phase C)
Project No.	PLN25-20095 DR PA-13C
Project Location:	Northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.
Project Description:	**Major Development Review** for the site planning and master architecture of 49 single family detached residential units within Planning Area 13C of the Leal Master Plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on 10.23.25
- On 11.20.25 the applicant received the first incomplete letter.
- On 1.27.26 the applicant resubmitted the project for review.
- On 2.25.26 the applicant received the second incomplete letter.

Project Map:



Current Status:

- On April 2, 2026, the applicant resubmitted the project and is currently under review.

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Eastvale Care Facility (Selby)

Project:	Eastvale Care Facility
Project No.	PLN24-20047 DR003 CUP003
Project Location:	Southwest corner of Walters St. & Selby Ave.
Project Description:	**Major Development Review** for the development congregate care facility consisting of two single family homes. **Conditional Use Permit** for the allowance of a residential care facility for the elderly for up to 14 persons per home (28 max).
Planner:	Allen Lim

Notes:

- Received application on 6.20.24
- An incomplete letter was sent to the applicant on 7.11.24
- Resubmittal received on 12.30.24

Project Map:



Current Status:

- On 1.28.25 the applicant received an incomplete letter, and the Planning Division is awaiting resubmittal.

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Warmington Residential

Project:	Regent Land LLC
Project No.	PLN25-20102 TTM DR
Project Location:	Northeast corner of Hellman Avenue and Walters Street.
Project Description:	**Tentative Tract Map 39416** to subdivide four (4) existing parcels into 35 single family residential lots and two (2) lettered lots. **Major Development Review** to establish the site planning and master architecture of a new 35 single family detached residential community with two (2) units set aside for very low-income.
Planner:	Jamie K. Cerda

Notes:

- Received application on 12.2.25.
- An incomplete letter was sent to the applicant on 12.17.25.
- On 1.26.26 the applicant resubmitted the project for review.
- An second incomplete letter was sent to the applicant on 2.11.26.
- On 3.4.26 the applicant resubmitted the project for review.
- An third incomplete letter was sent to the applicant on 3.23.26.
- On 3.30.26 the applicant resubmitted the project for review.
- A fourth incomplete letter was sent to the applicant on 4.7.26.
- On 4.16.26 the applicant resubmitted the project for review.

Project Map:



Current Status:

- The project was deemed complete and is scheduled for the May 20, 2026 planning commission date.

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2. Projects that have been completed for more than one year are removed from this list.
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Sri Jayaram Temple Selby

Project:	Sri Jayaram Temple
Project No.	PLN25-20061 DR
Project Location:	Northwest corner of Selby Avenue and Chandler Street.
Project Description:	**Major Development Review** for the construction and operation of a 11,973 square foot one-story place of worship and accessory restroom and dining area with ancillary parking.
Planner:	Steven D. Fowler

Notes:

- Received application on 8.14.25.
- On 8.20.25 the applicant was sent an incomplete letter
- On 9.8.25 the applicant resubmitted the project for review.
- On 9.25.2 a second incomplete letter was sent out to the applicant.
- On 11.24.25 the applicant resubmitted the project for review.
- On 12.10.25 a third incomplete letter was sent out to the applicant.
- On 12.19.25 the applicant resubmitted the project for review.
- On 1.6.26 a fourth incomplete letter was sent out to the applicant.
- On 2.9.26 the applicant resubmitted the project for review.
- On 2.18.26 a fifth incomplete letter was sent out to the applicant.
- On 4.11.26 the applicant resubmitted the project for review.

Project Map:



Current Status:

- The project was deemed complete and is scheduled for the May 20, 2026 planning commission date.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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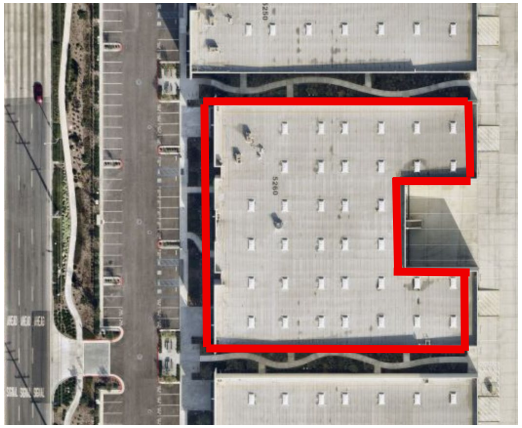
Beyond Pickleball Club

Project:	Beyond Pickelball Club
Project No.	PLN26-20012 CUP
Project Location:	Northeast corner of Hamner Avenue and Goodman Way.
Project Description:	**Conditional Use Permit** to allow for an indoor recreation facility that will include 14 pickleball courts. **Conditional Use Permit** to allow for a type 41 beer and wine for on-site consumption.
Planner:	Steven D. Fowler

Notes:

- Received application on 2.17.26
- The application was deemed complete for the 2.18.26 Planning Commission.
- The project was continued to a Special Planning Commission meeting on 3.23.26
- The Special Planning Commission meeting for 3.23.26 was canceled.
- The project was deemed complete and was scheduled for April 15, 2026 Planning Commission.

Project Map:



Current Status:

- On April 15, 2026 the Planning Commission approved the entitlements PLN26-20012 and are subject to conditions of approval.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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Forge District Gym

Project:	Forge District Gym
Project No.	PLN26-20021 CUP
Project Location:	Northeast corner of Hamner Avenue and Commerce.
Project Description:	**Conditional Use Permit** to allow for an indoor fitness and sports facility within a portion of a 12,900 square foot building.
Planner:	Steven D. Fowler

Notes:

- Received application on 3.5.26
- On 3.25.26 the applicant received an incomplete letter.
- On 4.6.26 the applicant resubmitted the project.

Project Map:



Current Status:

- The project was deemed complete and is scheduled for the May 20, 2026 planning commission date.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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Wireless Facility – 7250 Cobble Creek

Project:	Providence Ranch Monopine
Project No.	PLN24-20030 MDR010
Project Location:	Southeast corner of Hallow Brook Way and Westerly Way. East of Cobble Creek
Project Description:	**Minor Development Review** for the development of an unmanned telecom facility consisting of 70 ft. tall monopine 14 panel antennas mounted on the monopine, 35 RRUs mounted behind the antennas, and necessary equipment area.
Planner:	Steven D. Fowler

Notes:

- Received application on 4.30.24
- The project was scheduled for planning commission on 6.19.24.
- On 6.19.24 the planning commission continued the project to a future date.
- A second submittal was submitted for review.
- The project was scheduled for planning commission on 11.20.24.

Project Map:



Current Status:

- On 11.20.24 the Planning Commission continued the project off calendar. The Planning Division is waiting for a resubmittal.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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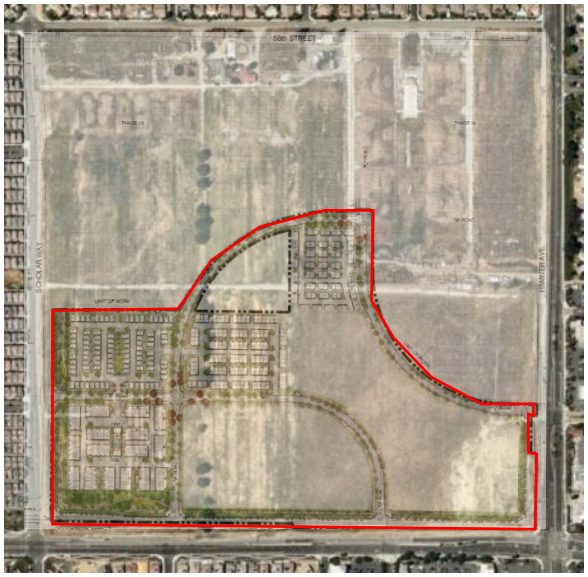
Leal Ranch Residential Phase A TTM (MAP ID: LEAL.1)

Project:	Leal Ranch Residential Tentative Tract Map (Phase A)
Project No.	PLN22-20087 TTM No. 38594
Project Location:	Northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.
Project Description:	**Tentative Tract Map** to create 64 lots over 69.8 acres of land to facilitate various site improvements and initiate the residential development of PA-1, PA-6, PA-7A, and PA-8 of the Leal Ranch Master Plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on 12.21.22
- Application deemed incomplete by staff on January 12, 2023.
- The project was resubmitted on 06.05.2023 and is under review.
- Application was deemed incomplete on July 3, 2023
- Application deemed complete scheduled Planning Commission date of October 18, 2023
- Planning Commission approval on October 18, 2023
- On October 18, 2023 Planning Commission approved entitlements for PLN22-20087 and is subject to conditions of approval.

Project Map:



Current Status:

- Actively under construction.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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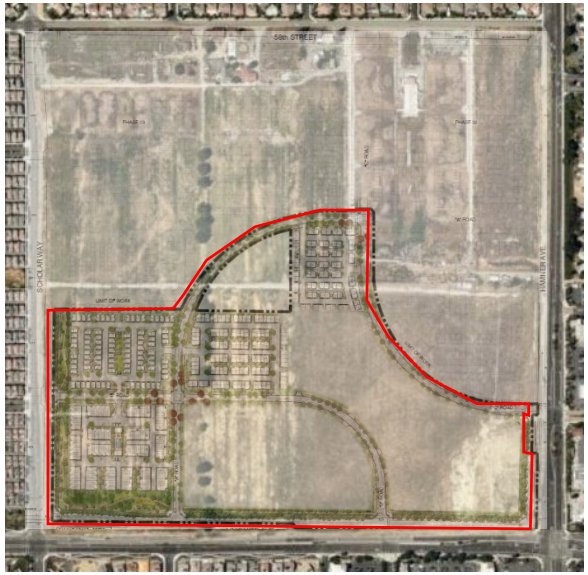
Leal Ranch Residential Overall Phase A DR (MAP ID: LEAL.2)

Project:	Leal Ranch Residential Overall DR (Phase A)
Project No.	PLN22-20088 DR006
Project Location:	Northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.
Project Description:	**Major Development Review** for the overall Leal Phase A Residential Development and associated site improvements (PA-1, PA-6, PA-7A, and PA-8)
Planner:	Jamie K. Cerda

Notes:

- Received application on 12.21.22
- Application deemed incomplete by staff on January 12, 2023.
- The project was resubmitted on 06.05.2023 and is under review.
- Application was deemed incomplete on July 3, 2023.
- Application deemed complete scheduled Planning Commission date of October 18, 2023
- Planning Commission approval on October 18, 2023
- On October 18, 2023**,** Planning Commission approved entitlements for PLN22-20087 and is subject to conditions of approval.

Project Map:



Current Status:

- Actively under construction.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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Leal Ranch Residential PA-1 Phase A (MAP ID: LEAL.3)

Project:	Leal Ranch Residential PA-1 (Phase A)
Project No.	PLN22-20089 DR007
Project Location:	Northeast corner of Limonite Avenue and Scholar Way.
Project Description:	**Major Development Review** for the development of 168 new residential units within Planning Area 1 of the Leal Master Plan. Plan types will consist of townhomes (10 plex and 11 plex).
Planner:	Jamie K. Cerda

Notes:

- Received application on 12.21.22
- Application deemed incomplete by staff on January 12, 2023.
- The project was resubmitted on 06.05.2023 and is under review.
- Application was deemed incomplete on July 3, 2023
- Application deemed complete scheduled Planning Commission date of October 18, 2023
- Planning Commission approval on October 18, 2023
- On October 18, 2023, Planning Commission approved entitlements for PLN22-20089 and is subject to conditions of approval.

Project Map:



Current Status:

- Models are open to the public.
- All units have been signed off and received Certificate of Occupancy.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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Leal Ranch Residential PA-6 Phase A (MAP ID: LEAL.4)

Project:	Leal Ranch Residential Planning Area- 6 (Phase A)
Project No.	PLN22-20090 DR008
Project Location:	Northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.
Project Description:	**Major Development Review** for the development of 102 new residential units within Planning Area 6 of the Leal Master Plan. Plan types will consist of townhomes (Duplex to 6 plex).
Planner:	Jamie K. Cerda

Notes:

- Received application on 12.21.22
- Application deemed incomplete by staff on January 12, 2023.
- The project was resubmitted on 06.05.2023 and is under review.
- Application was deemed incomplete on July 3, 2023
- Application deemed complete scheduled Planning Commission date of October 18, 2023
- Planning Commission approval on October 18, 2023
- On October 18, 2023, Planning Commission approved entitlements for PLN22-20090 and is subject to conditions of approval.

Project Map:



Current Status:

- Models are open to the public.
- Production units are actively under construction.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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Leal Ranch Residential PA-7A Phase A (MAP ID: LEAL.5)

Project:	Leal Ranch Residential Planning Area-7A (Phase A)
Project No.	PLN22-20091 DR009
Project Location:	Northeast corner of Limonite Avenue and Scholar Way.
Project Description:	**Major Development Review** for the development of 94 single family residential units within Planning Area-7A of the Leal Master Plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on 12.21.22
- Application deemed incomplete by staff on January 12, 2023.
- The project was resubmitted on 06.05.2023 and is under review.
- Application was deemed incomplete on July 3, 2023.
- Application deemed complete scheduled Planning Commission date of October 18, 2023
- Planning Commission approval on October 18, 2023
- On October 18, 2023, Planning Commission approved entitlements for PLN22-20091 and is subject to conditions of approval.

Project Map:



Current Status:

- Models are open to the public.
- Production units are actively under construction.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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Leal Ranch Residential PA-8 Phase A (MAP ID: LEAL.6)

Project:	Leal Ranch Residential Planning Area 8 (Phase A)
Project No.	PLN22-20092 DR010
Project Location:	Northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.
Project Description:	**Major Development Review** for the development of 74 single family residential units within Planning Area 8 of the Leal Master Plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on 12.21.22
- Application deemed incomplete by staff on January 12, 2023.
- The project was resubmitted on 06.05.2023 and is under review.
- Application was deemed incomplete on July 3, 2023.
- Application deemed complete scheduled Planning Commission date of October 18, 2023
- Planning Commission approval on October 18, 2023
- On October 18, 2023, Planning Commission approved entitlements for PLN22-20092 and is subject to conditions of approval.

Project Map:



Current Status:

- Models are open to the public.
- Production units are actively under construction.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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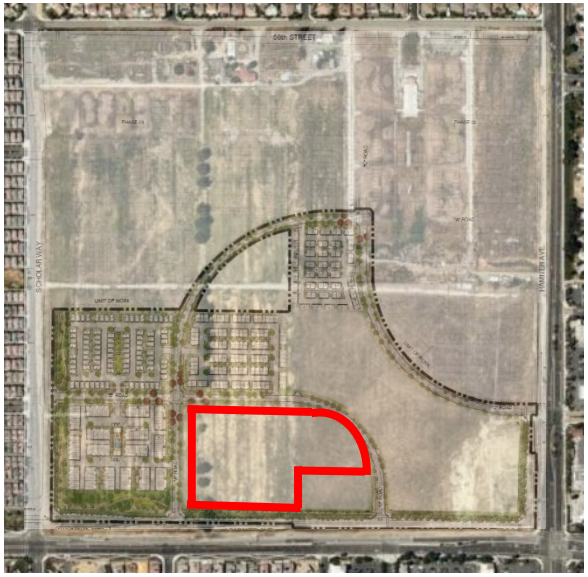
Leal Ranch Residential PA-2 Quarterra (MAP ID: LEAL.7)

Project:	Leal Ranch Residential PA-2 Quarterra
Project No.	PLN23-20036 DR006
Project Location:	Northeast corner of Limonite Avenue and of Scholar Way. South of 58th St.
Project Description:	**Major Development Review** for the development of 320 new residential units within Planning Area 2 of the Leal Master Plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on June 9, 2023.
- Application was deemed incomplete on July 3, 2023
- Application was resubmitted on August 31, 2023
- Application was deemed incomplete on September 27, 2023
- Application was resubmitted on November 14, 2023
- Application was deemed incomplete on December 7, 2023
- Application was resubmitted on January 18, 2024
- Planning Commission approval on February 21, 2024
- On February 21, 2024**,** the Planning Commission approved entitlements for PLN23-20036, with conditions of Approval.

Project Map:



Current Status:

- Construction document have been submitted with the Building Division and are currently under review.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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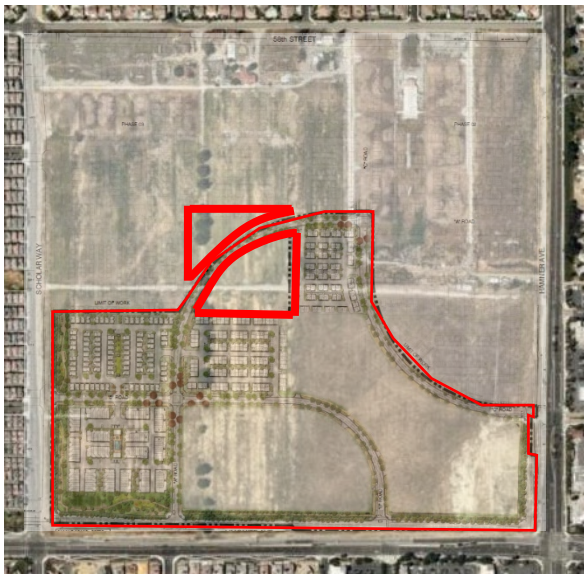
New Home Recreation Center

Project:	New Home Rec Center
Project No.	PLN24-20075 MDR014
Project Location:	Northeast corner of Limonite Avenue and of Scholar Way. South of 58th St.
Project Description:	**Major Development Review** for the site planning and architecture of the proposed recreation center within the Leal Ranch Master plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on 8.21.24
- On 9.18.24 an incomplete letter was sent out to the applicant.
- The project was resubmitted on 10.24.24
- On 11.20.24 an incomplete letter was sent out to the applicant.
- The project was deemed complete and scheduled for planning commission for 2.19.25.
- On February 19, 2025 Planning Commission approved entitlements for PLN24-20075 and is subject to conditions of approval.

Project Map:



Current Status:

- The project has been signed off the Certificate of Occupancy.

1. New projects are added to the bottom of the list as they are submitted.
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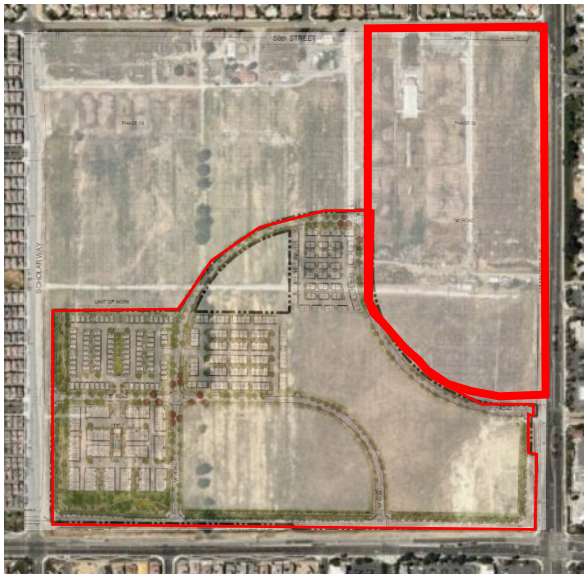
New Home TTM 38595 Phase B

Project:	Tentative Tract Map Phase B
Project No.	PLN24-20074 TTM #38594 PH B
Project Location:	Southwest corner of Limonite Avenue and 58th Street.
Project Description:	**Tentative Tract Map** for the development of an existing lot into 46 total lots for condominium purposes (37 residential, 1 commercial, 3 for open space and 5 for private street purposes) of TTM 38595 within Planning Area 9, 10, 11A, 11B, and 11C of the Leal Master Plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on 8.21.24
- On 9.18.24 an incomplete letter was sent out to the applicant.
- The project was resubmitted on 10.24.24
- On 11.6.24 an incomplete letter was sent out to the applicant.
- The project was resubmitted on 12.11.24
- The project was deemed complete and is currently scheduled for planning commission on 2.19.25

Project Map:



Current Status:

- On February 19, 2025, the Planning Commission approved entitlements for PLN24-20074 and is subject to conditions of approval.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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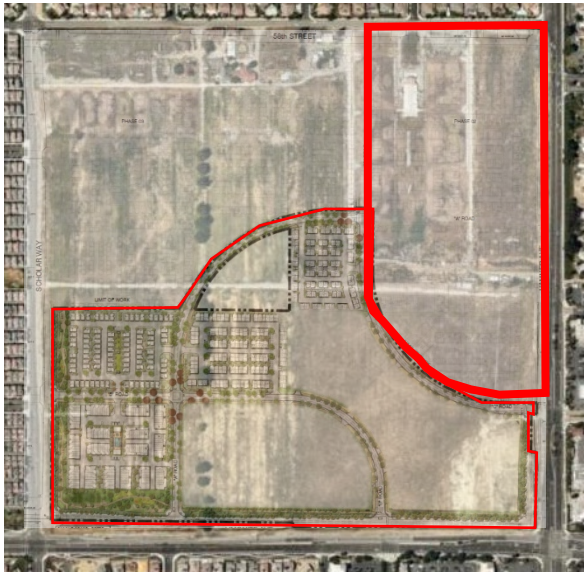
New Home Off-site

Project:	Tentative Tract Map Phase B
Project No.	PLN24-20069 DR004
Project Location:	Southwest corner of Limonite Avenue and 58th Street.
Project Description:	**Major Development Review** to establish the off-site streets and layout of Phase B of the Leal Master Plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on 8.21.24
- On 9.16.24 an incomplete letter was sent out to the applicant.
- On 11.20.24 the applicant resubmitted the project.
- On 12.11.24 a second incomplete letter was sent to the applicant.
- On 1.16.25 the applicant resubmitted the project for plan review.
- On 2.10.25 a third incomplete letter was sent out to the applicant.
- The Project was deemed complete and scheduled for Planning Commission date of March 19, 2025

Project Map:



Current Status:

- On 3.19.2025 the Planning Commission approved entitlements for PLN24-20069 and is subject to conditions of approval.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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Leal Ranch Residential PA-9

Project:	Planning Area 9
Project No.	PLN24-20070 DR005
Project Location:	Southwest corner of Limonite Avenue and 58th Street.
Project Description:	**Major Development Review** for the development of 90 residential units (triplexes) on Lots 30-36 of TTM 38595 within Planning Area 9 of the Leal Master Plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on 8.21.24
- On 9.16.24 an incomplete letter was sent out to the applicant.
- On 11.20.24 the applicant resubmitted the project.
- On 12.11.24 a second incomplete letter was sent out to the applicant.
- On 1.16.25 the applicant resubmitted the project for plan review.
- On 2.10.25 a third incomplete letter was sent out to the applicant.
- On 2.18.25 the applicant resubmitted the project and is currently under review.
- The Project was deemed complete and scheduled for Planning Commission date of March 19, 2025
- The item was heard by Planning Commission on March 19, 2025 and was continued to the following meeting date of April 16,2025.
- On 4.16.2025 the Planning Commission approved entitlements for PLN24-20070 and is subject to conditions of approval.

Project Map:



Current Status:

- Actively under construction.
- The Model Homes are currently open.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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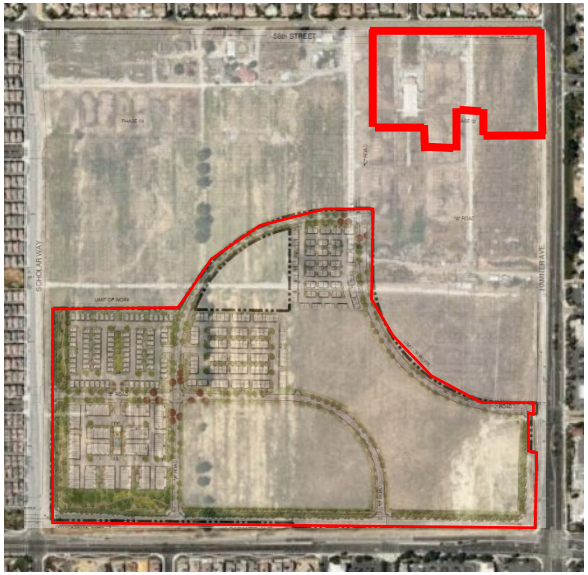
Leal Ranch Residential PA-11A

Project:	Planning Area 11A
Project No.	PLN24-20071 DR006
Project Location:	Southwest corner of Limonite Avenue and 58th Street.
Project Description:	**Major Development Review** for the development of 91 residential units (duplexes and triplexes) on lot 1-9 of TTM 38595 within Planning Area 11A of the Leal Master Plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on 8.21.24
- On 9.16.24 an incomplete letter was sent out to the applicant.
- On 11.20.24 the applicant resubmitted the project.
- On 12.11.24 a second incomplete letter was sent out to the applicant.
- On 1.16.25 the applicant resubmitted the project for plan review.
- On 2.10.25 a third incomplete letter was sent out to the applicant.
- On 2.18.25 the applicant resubmitted the project and is currently under review.
- The Project was deemed complete and scheduled for Planning Commission date of March 19, 2025
- On 4.16.2025 the Planning Commission approved entitlements for PLN24-20071 and is subject to conditions of approval.

Project Map:



Current Status:

- Actively under construction.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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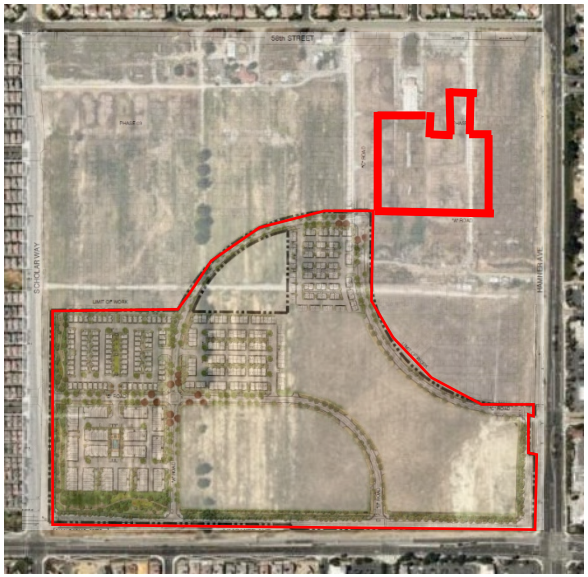
Leal Ranch Residential PA-11B

Project:	Planning Area 11B
Project No.	PLN24-20072 DR007
Project Location:	Southwest corner of Limonite Avenue and 58th Street.
Project Description:	**Major Development Review** for the development of 90 residential units (6-plex and 8-plexes) on Lots 10-18 of TTM 38595 within Planning Area 11B of the Leal Master Plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on 8.21.24
- On 9.16.24 an incomplete letter was sent out to the applicant.
- On 11.20.24 the applicant resubmitted the project.
- On 12.11.24 a second incomplete letter was sent out to the applicant.
- On 1.16.25 the applicant resubmitted the project for plan review.
- On 2.10.25 a third incomplete letter was sent out to the applicant.
- On 2.18.25 the applicant resubmitted the project and is currently under review.
- The Project was deemed complete and scheduled for Planning Commission date of March 19, 2025
- On 4.16.2025 the Planning Commission approved entitlements for PLN24-20072 and is subject to conditions of approval.

Project Map:



Current Status:

- Actively under construction.

1. New projects are added to the bottom of the list as they are submitted.
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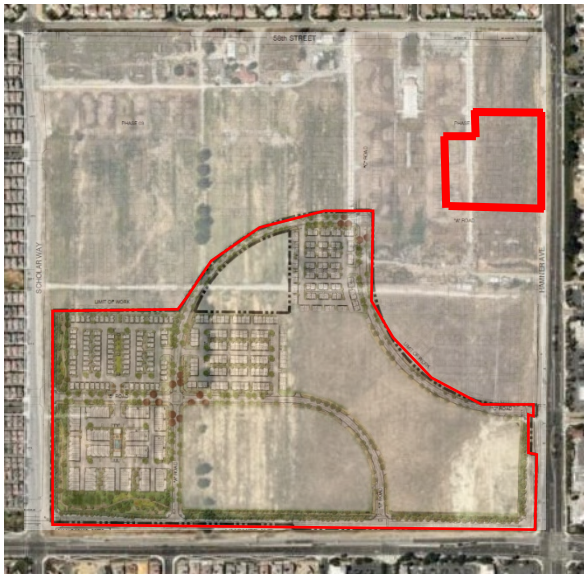
Leal Ranch Residential PA-11C

Project:	Planning Area 11C
Project No.	PLN24-20073 DR008
Project Location:	Southwest corner of Limonite Avenue and 58th Street.
Project Description:	**Major Development Review** for the development of 63 residential units (triplexes) on Lots 19-29 of TTM 38595 within Planning Area 11C of the Leal Master Plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on 8.21.24
- On 9.16.24 an incomplete letter was sent out to the applicant.
- On 11.20.24 the applicant resubmitted the project.
- On 12.11.24 a second incomplete letter was sent out to the applicant.
- On 1.16.25 the applicant resubmitted the project for plan review.
- On 2.10.25 a third incomplete letter was sent out to the applicant.
- On 2.18.25 the applicant resubmitted the project and is currently under review.
- The Project was deemed complete and scheduled for Planning Commission date of March 19, 2025
- On 4.16.2025 the Planning Commission approved entitlements for PLN24-20073 and is subject to conditions of approval.

Project Map:



Current Status:

- Actively under construction.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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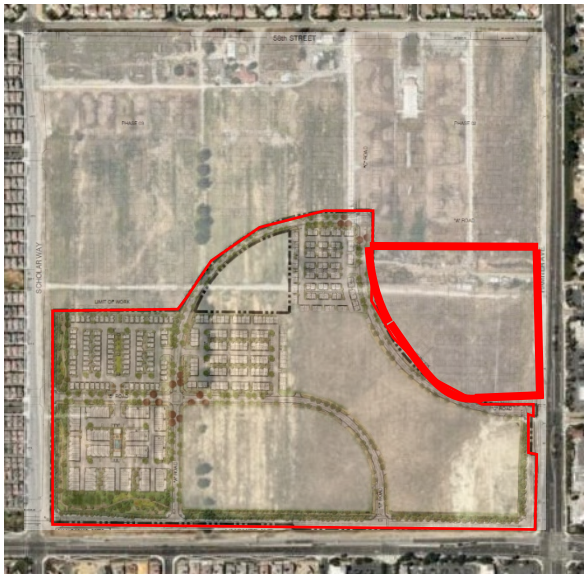
Leal Ranch Residential PA-4 Quarterra Phase II

Project:	Planning Area 4
Project No.	PLN24-20035 DR001
Project Location:	Southwest corner of Limonite Avenue and 58th Street.
Project Description:	**Major Development Review** for the development of 360 multi-family residential units on 10.6 acres within Planning Areas 4 & 10 of the Leal Master Plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on 5.7.24
- An incomplete letter was sent out to the applicant on 6.3.24
- On 7.24.24 the applicant resubmitted to the planning division for review.
- A second incomplete letter was sent to applicant on 8.12.24
- On 10.14.24 the applicant resubmitted to the planning division for review.
- A third incomplete letter was sent to applicant on 11.7.24
- On 12.19.24 the applicant resubmitted to the planning division for review.
- A fourth incomplete letter was sent to applicant on 1.16.25
- On 4.7.25 the applicant resubmitted to the planning division for review.
- The project was scheduled for Planning Commission on the date of 5.21.25.

Project Map:



Current Status:

- On 5.21.2025 the Planning Commission approved entitlements for PLN24-20035 and is subject to conditions of approval.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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Richmond American Residential (formerly Warmington Residential)

Project:	Warmington Residential
Project No.	PLN24-20053 TTM001 DR003 SB330
Project Location:	Northeast corner of Grapewin St. & Archibald Ave.
Project Description:	**Tentative Tract Map** for 76 lots for a single family home community. **Major Development Review** for the development of 76 single-family residential units.
Planner:	Jamie K. Cerda

Notes:

- Received application on 6.27.24
- An incomplete letter was sent to the applicant on 7.10.24 documents were resubmitted
- A second incomplete letter has been sent to applicant on 8.06.24
- A third incomplete letter has been sent to applicant on 10.17.24
- The Project was deemed complete and scheduled for Planning Commission date of March 19, 2025
- The project was heard by the Planning Commission on 3.19.25 meeting and recommended to the City Council for approval.
- The project was heard by the City Council on 4.23.25 where action was to continue the project for the next scheduled City Council date on May 28, 2025.
- On 05.28.2025 City Council approved entitlements for PLN24-20053 and is subject to conditions of approval.

Project Map:



Current Status:

- Construction documents have been submitted to the Building Division and grading has been submitted to Public Works Department.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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Goodman Commerce Center (MAP ID: GCC)

Project:	Goodman Commerce Center (formally Lewis Eastvale Commerce Center)
Project No.	11-0271 **see related projects below
Project Location:	190 acres +/- fronting on Hamner Ave. north of Bellegrave Ave. and south of Cantu-Galleano Ranch Road
Project Description:	General Plan Amendment, Change of Zone, and Specific Plan to provide a mix of warehousing, light industrial, office, and retail uses. Major Development Review for the development of two industrial buildings of approximately 1,007,705 square feet and 1,033,192 square feet. CEQA: Environmental Impact Report (certified)
Planner:	Allen Lim

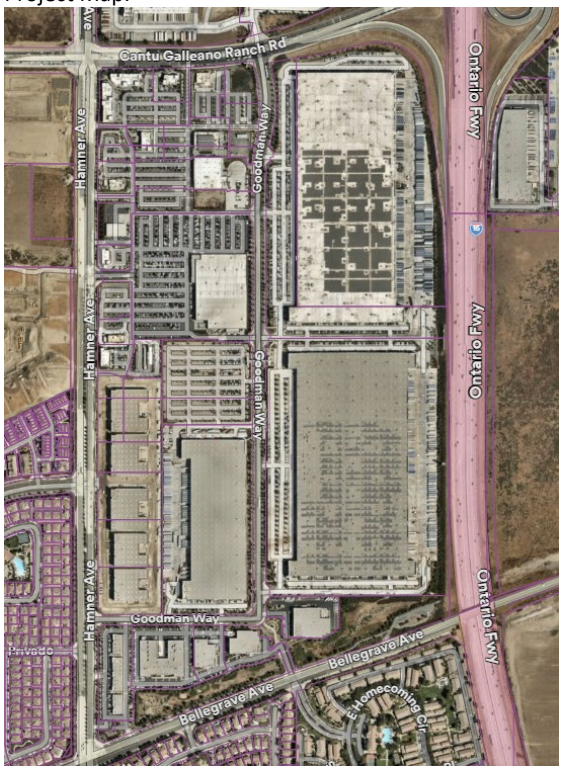
Notes:

- Approved by City Council on November 12, 2014

See the following projects for more recent activity at the Goodman Commerce Center Development:

- Project No. PLN17-20033 Retail Building CR-3 – Starbucks & other tenants (GCC.1)
- Project No. PLN18-20014 Retail Building CR-12 – Quick Quack Carwash (GCC.2)
- Project No. PLN18-20042 Retail Building CR-11 – Multi-Tenant (GCC.3)
- Project No. PLN19-20006 Retail Building CR-10- Chick-fil-A (GCC.4)
- Project No. PLN19-20063 Retail Building CR-8 – Altura Credit Union (GCC.5)
- Project No. PLN19-20064 Retail Building CR-6 (GCC.6)
- Project No. PLN20-20018 Retail Building CR-6A, CRA, CR-B, CR-C
- Project No. PLN21-20063 Retail Building CR-1 – Chili's
- Project No. PLN21-20068 Retail Building CR-2 – Olive Garden
- Project No. PLN22-20025 Planning Area-4 Development

Project Map:



Current Status:

- Various buildings complete, operating and under construction.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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GCC CR-1 Chili's Alcohol CUP and VAR (MAP ID: GCC.13)

Project:	GCC CR-1 Alcohol CUP and VAR
Project No.:	PLN22-20010_CUP002_VAR001
Project Location:	Southeast corner of Hamner Avenue and Cantu-Galleano Ranch Rd.; Assessor Parcel Number (APN) 160-510-023
Project Description:	**Conditional Use Permit** for the on-sale and consumption of beer, wine, and distilled spirits at a 7,757 square foot PAD building (CR-1) restaurant (dba Chili's). **Variance** to request modification to the sign standards to allow four (4) tenant wall signs.
Planner:	Jamie K. Cerda

Notes:

- Received application on March 7, 2022
- On April 20, 2022, PLN22-20012 was approved by the Planning Commission subject to conditions of approval.

Project Map:



Current Status:

- Project is currently on hold per developer.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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New Restaurant Shell (CR-1)

Project:	Commercial Restaurant Building (CR-1)
Project No.	PLN25-20031 DR003
Project Location:	Southwest corner of Cantu-Galleano Ranch Road. & Goodman Way.
Project Description:	**Major Development Review** for the development of a new restaurant building of 5,780 sq. ft. located on 1.17-acre vacant lot.
Planner:	Steven D. Fowler

Notes:

- Received application on 4.23.25
- On 5.20.25 an incomplete letter was sent out to the applicant.
- On 6.12.25 the applicant resubmitted to the Planning Division.
- A public hearing was scheduled for 8.20.25 to present the project to the Planning Commission
- On August 20, 2025, the Planning Commission approved entitlements for PLN25-20031 and is subject to conditions of approval.
- Grading plans and Construction plans have been approved.

Project Map:



Current Status:

- The project site is actively under construction.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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GCC Planning Area 4 DR and TPM (MAP ID: GCC.15)

Project:	GCC Planning Area 4 DR and TPM
Project No.:	PLN22-20025 CR-13 and TPM No. 38438, PLN22-20056 DR CR-14, PLN22-20057 DR CR-15, PLN22-20058 DR CR-16, PLN22-20059 DR CR-17
Project Location:	Northeast corner of Hamner Avenue and Goodman Way (Assessor Parcel Number: 160-510-010, -011, -012, -013, -015, -016, and -033)
Project Description:	**Major Development Review (DR)** for development of five (5) business park buildings ranging in size from 40,000 sf to 59,987 sf in Planning Area 4 of the Goodman Commerce Center in Eastvale Specific Plan. **TPM No. 38438:** For the reconfiguration of a 14.4-acre site into five (5) individual parcels.
Planner:	Allen Lim

Notes:

- Received application on April 20, 2022.
- Project was deemed incomplete by Staff on May 19, 2022.
- Received resubmittal on August 8, 2022.
- Project was deemed incomplete by Staff on August 24, 2022.
- Project was deemed complete by Staff on September 28, 2022.
- On October 19,2022, the Planning Commission approved PLN22-20025, -56 through -59 subject to conditions of approval.
- Building Permits issued on November 28,2023

Project Map:



Current Status:

- Buildings are currently being leased.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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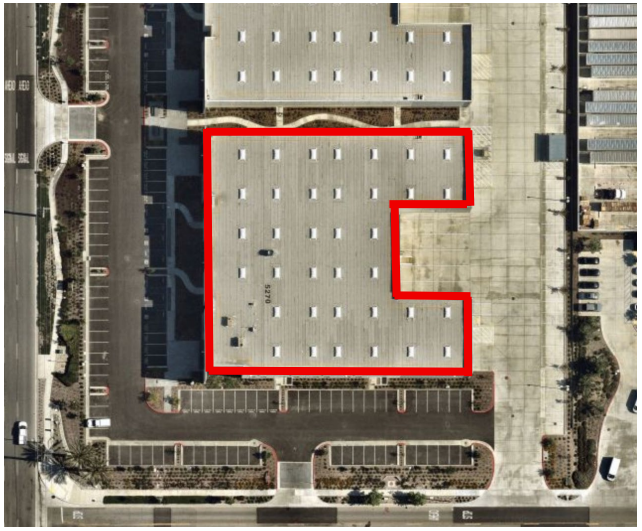
Team Up Arena

Project:	Team Up Arena
Project No.	PLN25-20056 CUP
Project Location:	Northeast corner of Hamner Avenue and Goodman Way.
Project Description:	**Conditional Use Permit** to allow for an indoor recreation facility that will include (but not limited to) trampolines, dodgeball, augmented reality attractions, open jump areas, mini golf, darts, and bowling. **Conditional Use Permit** to allow for a type 47 beer wine and distilled spirits for on-site consumption.
Planner:	Steven D. Fowler

Notes:

- Received application on 8.13.25
- An incomplete letter was sent to the applicant on 9.3.25.
- On 9.18 the applicant resubmitted the project.
- The project was scheduled for Planning Commission on 10.15.25.
- October 15, 2025, the Planning Commission approved entitlements for PLN25-20056 and is subject to Conditions of Approval.

Project Map:



Current Status:

- Plans have been approved with the Building Division and have begun construction.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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All-Magic

Project:	All-Magic Paint and Body
Project No.	PLN25-20081 CUP
Project Location:	Northeast corner of Hamner Avenue and Commerce.
Project Description:	**Conditional Use Permit** to allow for an indoor autobody paint and repair center that is contained completely within the building.
Planner:	Steven D. Fowler

Notes:

- Received application on 10.13.25
- The project was deemed complete and scheduled for 11.19.25 Planning Commission meeting.
- On November 19, 2025, the Planning Commission approved entitlements for PLN25-20081 and is subject to Conditions of Approval.

Project Map:



Current Status:

- Plans have been submitted to the Building Division and are currently under review.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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Hamner Place Pad-2 (MAP ID: HPLC.4)

Project:	PAD-2 at Hamner Place
Project No.	PLN24-20019_MDR008_CUP001
Project Location:	Northeast corner of Schleisman Rd. and of Hamner Ave.
Project Description:	New 4,250 sq. ft. multi-tenant shops with pick-up drive-up lane.
Planner:	Allen Lim

Notes:

- Received application on 2.26.24
- On March 21, 2024 an incomplete letter was sent out to the applicant, awaiting resubmittal.
- May 1, 2024 applicant resubmitted.
- June 3, 2024 the application was deemed complete and tentatively scheduled for July planning commission.
- On July 17, 2024 The Planning Commission approved the entitlements for PLN24-20019 and is subject to conditions of approval.

Project Map:



Current Status:

- The Shell for Pad 2 received final approval.
- The Bruster's Ice Cream is approved and currently operational.
- The Chipotle has been approved and is currently operational.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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The Ranch (MAP ID: RNCH)

Project:	The Ranch
Project No.	15-0783
Project Location:	Northeast and southeast corners of Hellman and future Limonite (Kimball) Avenues, west of Cucamonga Creek Channel. Moons Site (APNs: 144-010-008-0, 144-101-013-4) and Rodriguez Site (APN: 144-010-009-1)
Project Description:	• Specific Plan Amendment to modify boundaries for Planning Areas 1 through 6, land use designation for Planning Area 5, and revisions to allowable uses. No revisions to Planning Areas 7 through 9. • Major Development Review for six (6) industrial buildings totaling 985,000 square feet on six (6) parcels. • Tentative Parcel Map No. 36787 to subdivide approximately 97 gross acres into 14 legal parcels. CEQA: EIR Addendum
Planner:	Allen Lim

Notes:

- Approved by City Council on December 9, 2015.
- February 19, 2016, a new owner purchased the six (6) industrial lots.
- Monument Sign approved on February 1, 2018.
- See the following projects for more recent activity at The Ranch:
  - Project No. PLN18-20007: Eastvale 88,000 square-foot Warehouse building in Planning Area 3. (RNCH.1)
  - Project No. PLN18-20050: Howard Industrial -Major Development Review, Tentative Map for Planning Areas 7, 8 and 9 (RNCH.2)
  - Project No. PLN19-20034: Transwestern – Major Development Review, Amendment to Tentative Parcel Map for Planning Areas 7, 8, and 9 (RNCH.3)
  - Project No. PLN19-20035: Summit Development – Major Development Review for Planning Area 6 (RNCH.4)

Project Map



Current Status:

- Approved.
- Continue discussing potential development for commercial portion.
- Construction of six industrial/warehouse buildings are completed.
- A resolution for the Final Cancellation of the Williamson Act Contract for the Rodriguez Site was adopted by City Council meeting on July 24, 2019.

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Beyond Food Mart at The Ranch (MAP ID: RNCH.5)

Project:	Beyond Food Mart Major Development Review and Conditional Use Permit(s)
Project No.	PLN21-20014_DR002_CUP003
Project Location:	Northeast corner of Hellman Ave. and Limonite Ave. at The Ranch Specific Plan (Assessor Parcel Number: 144-010-077)
Project Description:	**Major Development Review,** for the construction of a new 7,150 square-foot Beyond Food Mart with a single lane drive-through operation, a 5,177 square-foot canopy, and a 2,312 square-foot drive-through carwash **Conditional Use Permit,** for the operation of automobile service station with concurrent off sale of beer and wine (Type 20) **Conditional Use Permit,** for the operation of a C-Store with a drive-through **Conditional Use Permit,** for the operation of a drive-through carwash
Planner:	Allen Lim

Notes:

- Received application on 3.17.21
- On November 17, 2021, the Planning Commission approved project PLN21-20014, subject to conditions of approval.

Project Map:



Current Status:

- The project is approved and currently operational.

1. New projects are added to the bottom of the list as they are submitted.
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The Ranch TPM No. 38114 (MAP ID: RNCH.6)

Project:	The Ranch TPM No. 38114
Project No.	PLN22-20009_TPM38114
Project Location:	Northeast corner of Limonite Avenue and Hellman Avenue; Assessor Parcel Number (APN) 144-010-077
Project Description:	**Tentative Parcel Map** to subdivide one (1) 10.68 acres into two (2) individual parcels.
Planner:	Allen Lim

Notes:

- Received application on March 2, 2022
- On May 18th, 2022, the Planning Commission approved project PLN22-20009, subject to conditions of approval.
- On November 17, 2021, the Planning Commission approved project **PLN21-20014.**

Project Map:



Current Status:

The Building Permits of PLN21-20014 have been issued and is currently under construction.

1. New projects are added to the bottom of the list as they are submitted.
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Hotel Suites (HPLC.1)

Project:	Hotel - Staybridge Suites at Hamner Place
Project No.	PLN19-20023
Project Location:	Southeast corner of Hamner Avenue and Schleisman Road; (Assessor Parcel Number: 152-050-050)
Project Description:	**Major Development Review** for a hotel and a banquet facility and a **Conditional Use Permit** for the sale of alcohol for on-site consumption.
Planner:	Allen Lim

Notes:

- Received application on June 6, 2019.

See the following project for more information:

- PLN17-20015: Hamner Place (former Polopolus Property)
- Approved by Planning Commission on June 19, 2019.
- Building plans received for review on January 30, 2020.

Project Map:



Current Status:

- The Staybridge Suites has obtained Certificate of Occupancy and is fully operational.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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Walmart (MAP ID: WMT)

Project:	Walmart – Eastvale Crossings
Project No.	PLN12-0051, PLN21-20021_DR002 (Ref. PLN12-0051)
Project Location:	Southeast corner of Limonite and Archibald Avenues (APN 144-030-039)
Project Description:	General Plan Amendment, Change of Zone, Major Development Review, five Conditional Use Permits, Tentative Tract Map No. 35061, and Variance for the development of a 177,000 +/- sq. ft. retail store and several outparcels on 24.78 acres. CEQA: Environmental Impact Report (certified) **Major Development Review** for the construction of a Walmart gasoline service station with an ancillary 1,620 square foot convenience store located on Parcel 2 of Tentative Tract Map No. 35061
Planner:	Jamie K. Cerda

Notes:

- City Council approval on April 26, 2017.
- Project was reviewed by the Riverside County Airport Land Use Commission and received a conditional finding of conformance with the Chino Airport Land Use Compatibility Plan.
- Public review of DEIR available from September 27 to November 17, 2016.
- On March 15, 2017, the Planning Commission reviewed and recommended approval of the project to City Council.
- City Council public hearing on April 12, 2017, with a staff recommendation to continue the hearing to April 26, 2017.
- City Council approval on April 26, 2017. Notice of Determination recorded on April 27, 2017.
- Waiting for applicant to submit construction plans.
- Extension of Time (PLN19-20052) has been approved by the Planning Commission on 1.15.2020
- Extension of Time (PLN19-20052) has been approved by the Planning Commission on 1.15.2020
- Extension of Time (PLN21-20021 MDR002) has been approved by the planning department on 11.02.2021.
- Minor Development Review (PLN22-20012 MDR002) has been approved by the planning department on 1.24.2023
- Extension of Time (PLN22-20017 EOT 001) has been approved by the planning department on 10.20.2021
- On April 26, 2023, the City Council approved Final Map TR35061.

Project Map:



Current Status:

- The site is currently operational.

1. New projects are added to the bottom of the list as they are submitted.
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Mister Carwash (MAP ID: WMT)

Project:	Mister Car Wash
Project No.	PLN24-20024_DR001_CUP002
Project Location:	Southeast corner of Limonite Ave. and of Archibald Ave. (APN:144030039)
Project Description:	New 5,435 sq. ft. building with 3 queuing lanes funneling into a 130' tunnel which leads out to 26 vacuum stalls.
Planner:	Steven D. Fowler

Notes:

- Received application on 3.25.24
- On April 23, 2024 an incomplete letter was sent to the applicant
- On June 11, 2024 resubmittal was received.
- On July 10, 2024 an incomplete letter was sent to the applicant
- On August 20, 2024, the Planning Division deemed the project complete
- On September 18, 2024 the Planning Commission approved project PLN24-20024, subject to conditions of approval.

Project Map:



Current Status:

- Building Division has construction plans ready to issue.
- Public Works Department is currently awaiting submittal for grading.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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McDonanlds (MAP ID: WMT)

Project:	McDonalds
Project No.	PLN24-20089_DR009
Project Location:	Southeast corner of Limonite Ave. and of Archibald Ave. (APN:144030039)
Project Description:	New 4,375 sq. ft. building with drive thru lane.
Planner:	Steven D. Fowler

Notes:

- Received application on 10.15.24
- An incomplete letter was sent out to the applicant on 11.14.24
- On 1.6.25 the project was resubmitted for second round of review.
- The Project was deemed complete and scheduled for the 2.19.25 planning Commission.
- On February 19, 2025 Planning Commission approved entitlements for PLN24-20089 and is subject to conditions of approval.

Project Map:



Current Status:

- The project has obtained construction documents with the Building Division and Public Works Department.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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Better Buzz (MAP ID: WMT)

Project:	Better Buzz
Project No.	PLN24-20091_MDR015
Project Location:	Southeast corner of Limonite Ave. and of Archibald Ave. (APN:144030039)
Project Description:	New 1,770 sq. ft. building with patio and drive-thru
Planner:	Steven D. Fowler

Notes:

- Received application on 10.28.24
- On 11.21.24 an incomplete letter was sent out to the applicant.
- On 1.21.25 the applicant resubmitted the project for second round of review.
- The Project was deemed complete and scheduled for the 2.19.25 planning Commission.

Project Map:



Current Status:

- On February 19, 2025 Planning Commission approved entitlements for PLN24-20091 and is subject to conditions of approval.
- Currently awaiting construction documents to be submitted with the Building Division and Public Works Department.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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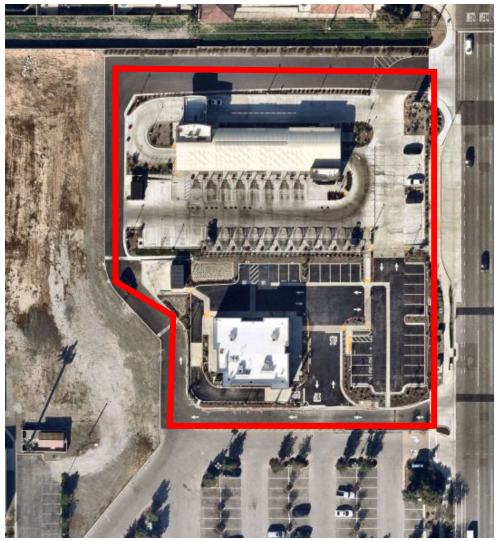
Dunkin Donuts and Carwash DR and CUP (MAP ID: DUNK)

Project:	Dunkin Donuts and Carwash DR and CUP
Project No.	PLN21-20030_DR_003_CUP_007 Dunkin Donuts and PLN21-20060_DR006_CUP011 American Express Carwash
Project Location:	Northwest corner of Schleisman and Hamner Ave.; Assessor Parcel Number (APN) 152-341-017
Project Description:	**Major Development Review (DR):** For the development of a 3,400 square foot multi-tenant building where 1,600 square feet will be for a Dunkin Donuts with a drive-through and outdoor patio and where 1,800 square feet will be for a bistro with an outdoor patio. (PLN21-20030) **Major Development Review (DR)**: for the development of a 5,113 square foot car/truck wash with 18 vacuum stalls. (PLN21-20060) **Conditional Use Permit (CUP):** To allow the operation of a drive-through for the proposed coffee shop. (PLN21-20030) **Conditional Use Permit (CUP)**: To allow the operation of a drive-through for the proposed car/truck wash use. (PLN21-20060)
Planner:	Jamie K. Cerda

Notes:

- Received application on 5.26.21
- Applicant has provided updated submittal package 5.9.22
- On July 20, 2022 the Planning Commission approved project PLN21-20030 and PLN21-20060, subject to conditions of approval.
- The Building Division has approved constructions plans.

Project Map:



Current Status:

- All-American Carwash has received TCO and is currently operational.
- Dunkin Donuts is currently operational.

1. New projects are added to the bottom of the list as they are submitted.
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Cherry Tree Residential

Project:	Cherry Tree Residential
Project No.	PLN24-20092 TTM DR010 and PLN24-20057 SB330
Project Location:	Southwest corner of Walters St. and Selby Ave.
Project Description:	**Vesting Tentative Tract Map** for 39 lots for a single-family home community. **Major Development Review** for the development of 39 single-family residential units, 38 attached ADUs, and 38 detached ADUs.
Planner:	Allen Lim

Notes:

- Received application on 10.28.24
- An incomplete letter was sent to the applicant on 11.26.24
- On 3.3.25 the applicant resubmitted for plan review.
- A second incomplete letter was sent to the applicant on 3.27.25
- On 5.12.25 the applicant resubmitted for plan review.
- The project was deemed complete and scheduled for the June 18, 2025, to be presented to the Planning Commission.
- On June 18, 2025, the Planning Commission approved entitlements for PLN24-20092 and is subject to conditions of approval.

Project Map:



Current Status:

- On October 17, 2025, construction documents were submitted for Building Division Review.

1. New projects are added to the bottom of the list as they are submitted.
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Oasis Residential

Project:	Oasis Residential
Project No.	PLN25-20016 TTM002 DR002 SBB330
Project Location:	Southeast corner of Chandler Ave. & Hellman Ave.
Project Description:	**Tentative Tract Map** for 65 lots for a single-family home community and 2 open space lots. **Major Development Review** for the development of 65 single-family residential units.
Planner:	Allen Lim

Notes:

- Received application on 3.19.25
- On 4.17.25 the applicant received an incomplete letter.
- On 5.20.25 the applicant resubmitted the project for Planning Division review.
- Additional CEQA documents were submitted on 6.11.25.
- On 7.20.25 the applicant received a second incomplete letter.
- On 10.1.25 the applicant resubmitted the project for Division review.
- The project was scheduled for Planning Commission on 11.19.25

Project Map:



Current Status:

- On November 19, 2025, the Planning Commission approved entitlements for PLN25-20016 and is subject to Conditions of Approval.

1. New projects are added to the bottom of the list as they are submitted.
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Archibald and Chandler Retail (MAP ID: ACR)

Project:	Archibald and Chandler Retail Center
Project No.	PLN23-20018 TPM #37653, PLN23-20019 MDR004 CUP002, PLN23-20020 MDR005 CUP003, PLN23-20020 MDR006
Project Location:	Northwest corner of Archibald and Chandler; (Assessor Parcel Numbers: 144-130-004, 144-130-011, 144-130-012, 144-130-013)
Project Description:	**Tentative Parcel Map (37653)** to parcelize a 2.71-acre site into three (3) parcels. **Minor Development Review** for a commercial development on a 0.81-acre parcel comprised of a 3,500 square feet sit-down restaurant (Zendejas) **Minor Development Review** for a commercial development on a 1.18-acre parcel a 3,598 square feet drive-through carwash (Quick Quack Express Carwash) **Minor Development Review** for a commercial development on a 0.75-acre parcel with a 950 square feet drive-through coffee shop (Dutch Bros). **Conditional Use Permit** for the operation of a drive-through coffee shop. **Conditional Use Permit** for the operation of a drive-through carwash.
Planner:	Allen Lim

Notes:

- Received application on 04.11.23
- On 5/9/2023 comments were returned to the applicant.
- On July 27, 2023 the project was resubmitted.
- On August 24, 2023 a correction letter was sent out to the applicant.
- Application deemed complete scheduled Planning Commission date of October 18, 2023.
- The item was continued to the November 15, 2023 Planning Commission.
- The Item was continued to the December 20,2023 Planning Commissio**n**.
- On December 20, 2023, the Planning Commission approved entitlements for PLN23-20018 TPM #37653, PLN23-20019 MDR004 CUP002, PLN23-20020 MDR005 CUP003, PLN23-20020 MDR006

Project Map:



Current Status:

- Awaiting submittal of Final parcel map to Public Works Department.
- Quick Quack has submitted for grading to Public Works and construction documents to Building Division.
- Dutch Bros has submitted for grading to Public Works and construction documents to Building Division.
- Overall site grading has been submitted to Public Works.
- Zendejas has submitted construction documents for plan check with the Building Division.

1. New projects are added to the bottom of the list as they are submitted.
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Magnolia Ranch

Project:	Magnolia Ranch (Woodside)
Project No.	PLN23-20043 DR005
Project Location:	Southwest of Schleisman Rd. and Scholar Way. North of Orange St.
Project Description:	**Development Review** for the development of 41 traditional single-family homes on lots of a minimum 55' x 90 (4950 SF)
Planner:	Jamie K. Cerda

Notes:

- Application submitted on July 6, 2023.
- Application was deemed incomplete on July 6, 2023
- Application deemed complete scheduled Planning Commission date of October 18, 2023
- On October 18, 2023 Planning Commission approved entitlements for PLN23-20043 and is subject to conditions of approval.

Project Map:



Current Status:

- Building plans were issued on 2.13.2025 and the project is currently under construction.
- Model homes are open to the public.

1. New projects are added to the bottom of the list as they are submitted.
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Future

The Leal Plan (MAP ID: LEAL)

Project:	Leal Master Plan
Project No.	Special Project
Project Location:	160 acres ± at the northwest corner of Hamner and Limonite Avenue, east of Scholar Way, and south of 58th Street.
Project Description:	This Master Plan describes the community's vision for the project area, identifies appropriate land uses, and includes the development standards that are necessary to achieve the vision, defines the character of the project's development, lists the steps involved with the development process, and provides the project's implementation plan. CEQA: EIR
Planner:	Jamie K. Cerda

Notes:

- In September 16, 2016, the Planning Commission reviewed and recommended approval to City Council. May 2017 – City has been asked by property owner's representative to postpone action on the project while issues related to the estate of Brad Leal are resolved August 30, 2017 – City met with Leal family and prospective developer to discuss processing and timing.
- City Council Approved Master Plan and Final Environmental Impact Report on December 13, 2017.
- Adopted by City Council on December 13, 2017.
- Staff continues to coordinate with the property owners as they seek a developer(s) for the site.
- Planning Commission recommend approval to City Council on April 26, 2022
- On May 11, 2022, the City Council approved the Leal Masterplan Amendment (PLN21-20039) and related entitlements (DA, TTM 382290, DR PLN22-20020)
- On May 25, 2022, the City Council approved the second reading of the ordinances for the Leal Master Plan Amendment (PLN21-20039) and Development Agreement (PLN22-20039).
- On August 24, 2022**,** Lot Line Adjustment (2022-001) was recorded with the Assessor-County Clerk Recorder.

Project Map:



Current Status:

- Construction documents are currently under review for phase A of Leal Master Plan. Awaiting submission of entitlements application for phase B.

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CITY OF EASTVALE

AGENDA STAFF REPORT

Planning Commission Meeting
PUBLIC HEARINGS
Agenda Item No. 8.1
May 20, 2026

PLN26-20021 – Goodman Commerce Center (CR-14) Conditional Use Permits for Forge District Gym

Prepared By:

Steven D. Fowler, Assistant Planner

Recommended Action(s)

Staff recommends that the Planning Commission take the following actions:

1. Find that no further environmental review pursuant to the California Environmental Quality Act (CEQA) is required as this project meets the criteria for a Categorical Exemption under Section 15301 (Class 1 – Existing Facilities) of the CEQA Guidelines in that the proposed project would not authorize any physical changes to the existing building; and
2. Approve a Conditional Use Permit (PLN26-20021) to establish a 28,378 square foot indoor fitness and sports facility within a portion of an existing 58,422 square-foot commercial retail building (CR-14) in the Goodman Commerce Center, subject to conditions of approval.

Summary

The applicant, Mi An (DBA Forge District Gym), is requesting a Conditional Use Permit (CUP) to establish a 28,378 square foot indoor fitness and sports facility within a portion of an existing 58,422 square-foot commercial retail building (CR-14) on a 3.01-acre parcel in the Goodman Commerce Center. As detailed below, the requested Conditional Use Permit is consistent with the General Plan and applicable Zoning Code and Specific Plan (i.e., Goodman Commerce Center at Eastvale) regulations. With implementation of the conditions of approval, the proposed project will be compatible with the existing surrounding uses.

Background

Location

The subject site is located at the northeast corner of Hamner Avenue and Goodman Way within the Goodman Commerce Center (Center). The site (CR-14) is one of the newly built parcels within the Center (Assessor's Parcel Number: 160-510-053), as depicted in **Attachment 1 - Development Plans**. Surrounding land uses include Commercial Retail to the north, Residential to the west within the City of Ontario, Commercial Retail and Business Park to the south, and Light Industrial to the east.

Project Description

As shown on the proposed site plan (**Attachment 1 – Development Plans**), the applicant is proposing to perform tenant improvements to a portion of an existing 58,422 square foot commercial retail building for use as an indoor fitness and sports facility on a 3.01-acre lot (CR-14). The business will feature a reception area, VIP lounge, an area devoted to warmup, cardio, free weights, product display area, two (2) classrooms, and a recovery room. The proposed hours of operation are from Monday through Sunday, twenty-four hours a day. A total of eight (8) to ten (10) staff members would be employed and shifts will vary between two (2) and (4) staff members at a time, depending on the demand per shift.

Analysis

Conditional Use Permit

Parking

The project shares parking with four (4) additional buildings, recently constructed to the north and south of the project site. At the time of this report, only two buildings CR-13 and CR-15 are currently vacant, with all other buildings accounted for with previously entitled tenants: CR-17 Team Up, CR-16 Beyond Pickleball, and CR-14 All-Magic Paint & Body in half and Forge District Gym (proposed) in the other half. The shared parking lot for all five buildings provides a total of 596 parking spaces, which includes additional parking lot striping that will be added in the rear of the previously entitled Team Up Arena at the CR-17 building.

Taking into consideration the parking demand already accounted for with the previously approved projects including Team Up Arena (137 spaces at peak demand), All Magic Paint and Body (63 spaces), and Beyond Pickleball Club (84 spaces at peak demand), there are a total of 312 spaces available for the remaining buildings. Based on the parking study prepared by Urban Crossroads, Inc. dated March 12, 2026, the proposed Forge District Gym would require a total of 60 parking spaces at peak demand **(Attachment 2 – Parking Study)**.

The peak demand was calculated with the anticipation of no more than 60 people for the entirety of the gym. The analysis and operational description provided by the applicant shows a peak parking demand of 60 vehicles based on an operational cap of occupancy for each individual area within the facility. Based on the parking study, there would be a total of 252 spaces available for the remaining (2) buildings on the site after the approval of the proposed project, (i.e. 312 total parking available minus the 60 spaces required for Forge District Gym's parking demand).

Future uses in the remaining two buildings will be required to evaluate the parking demands and

trends of previously-approved projects when evaluating their individual parking demand. This may limit the types of uses that occupy the remaining buildings to uses with lower parking demand. The property owner is aware that there is potential limitations on future tenants due to the high parking demand of the approved uses and has agreed to limit the number of additional high-parking demand tenants.

As proposed, there is sufficient parking to meet the parking demand of the proposed use. It is also anticipated that the peak hours of the automobile service and repair will be in the morning and late afternoon of the day while the amusement/entertainment uses will have peak demand on nights and weekends, allowing more flexibility in parking within the center.

Pursuant to Section 120.02.020(c) of the Eastvale Zoning Code, the Planning Commission must make the following three findings as part of the approval of the CUP:

1. The proposed use is consistent with the General Plan and all applicable provisions of this code.

2. The establishment, maintenance or operation of the use applied will not under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in neighborhood of such use, or the general welfare of the City.

3. If the project is located within the Chino Airport Influence Area, the proposed project is consistent with the most recently adopted version of the Airport Land Use Compatibility Plan which are discussed below.

The Eastvale 2040 General Plan land use designation for the subject site is Business - Professional (B-P) which allows for the development of employee-intensive uses at a neighborhood, community, and regional level, as well flexible land use that encourages economic growth and innovation within Eastvale. Within the Goodman Commerce Center at Eastvale Specific Plan an indoor fitness and sports facility use requires a CUP. The requested CUP is consistent with the General Plan and Zoning Code as the project site is developed as a commercial shopping center/business park designed to accommodate fitness and sport uses and the use will be subject to recommended conditions of approval. Further, the proposed use is consistent with the Chino Airport Land Use Compatibility Plan. **Attachments 3 (Draft Resolution)** contain a complete analysis of the required findings.

Public Hearing Notification and Comment

The requested Conditional Use Permits requires a notice of public hearing to be published in a local newspaper and mailed to property owners, tenants, and residents within a 600-foot radius of the project site at least 10 days prior to the hearing **(Attachment 5 – Notice of Public Hearing)** . A notice of public hearing was published in the Press Enterprise on May 10, 2026, and mailed to property owners, commercial tenants, and residents on May 7, 2026, for a Planning Commission meeting on May 20, 2026. A map illustrating the properties that received notification is included as **Attachment 6** to this staff report.

Environmental

In accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15301,

Existing Facilities, an action at an existing facility, such as receiving a permit, is considered a Class 1 exemption if the action involves negligible or no expansion of an existing or former use. The proposed CUP would allow for an indoor fitness and sports facility. The proposed CUP would not result in physical changes to the existing structure or environment because the CUP would not change the exterior design of the building beyond what has been previously approved. Therefore, the proposed CUPs qualifies for a Class 1 exemption (Section 15301) and no further environmental review pursuant to CEQA is required.

Strategic Plan Action - Priority Level: 1 | Target #: B | Goal #: B

Create "Destination Eastvale".

Fiscal Impact

There is no direct fiscal impact to the city for the processing of this project.

Prior City Council/Commission Action

On June 11, 2014, the Planning Commission approved The Goodman Commerce Center at Eastvale Specific Plan which contains approximately 45-acres of commercial retail and business park at the southeast corner of Hamner Avenue and Cantu-Galleano Ranch Road. The project was branded by Goodman Group as "The Station" Development which includes several retail and restaurant uses: Cravings Food Hall, Costco, Chick-Fil-A, In-n-Out, Quick Quack Car Wash, Altura Credit Union.

On October 19, 2022, the Planning Commission approved PLN22-20025 for Tentative Tract Map #38438 to reconfigure and subdivide a 14.4 acre project area into 5 parcels within the existing Goodman Commerce Center and approved PLN22-20056 Major Development Review for the development of a 58,422 square foot business park building (CR-14).

On October 15, 2025, the Planning Commission approved PLN25-20056 (Team UP Arena) Conditional Use Permit to establish an indoor amusement/entertainment facility and Conditional Use Permit for an Alcohol Beverage Control license (Type 47) to allow for beer, wine, and distilled spirits within an existing 38,209 square-foot commercial retail building (CR-17) within the same development as the project site.

On November 19, 2025, the Planning Commission approved PLN25-20081 (All-Magic Paint & Body) Conditional Use Permit to establish a 28,084 square-foot indoor automobile service and repair center within a portion (i.e. 28,084 square foot) of an existing commercial retail building (CR-14) within the same development as the project site.

On April 15, 2026, the Planning Commission approved PLN26-20012 (Beyond Pickleball Club) Conditional Use Permit to establish an indoor fitness and sports facility and Conditional Use Permit for an Alcohol Beverage Control license (Type 41) to allow for beer and wine only, within an existing 39,494 square-foot commercial retail building (CR-16) within the same development as the project site.

Attachment(s)

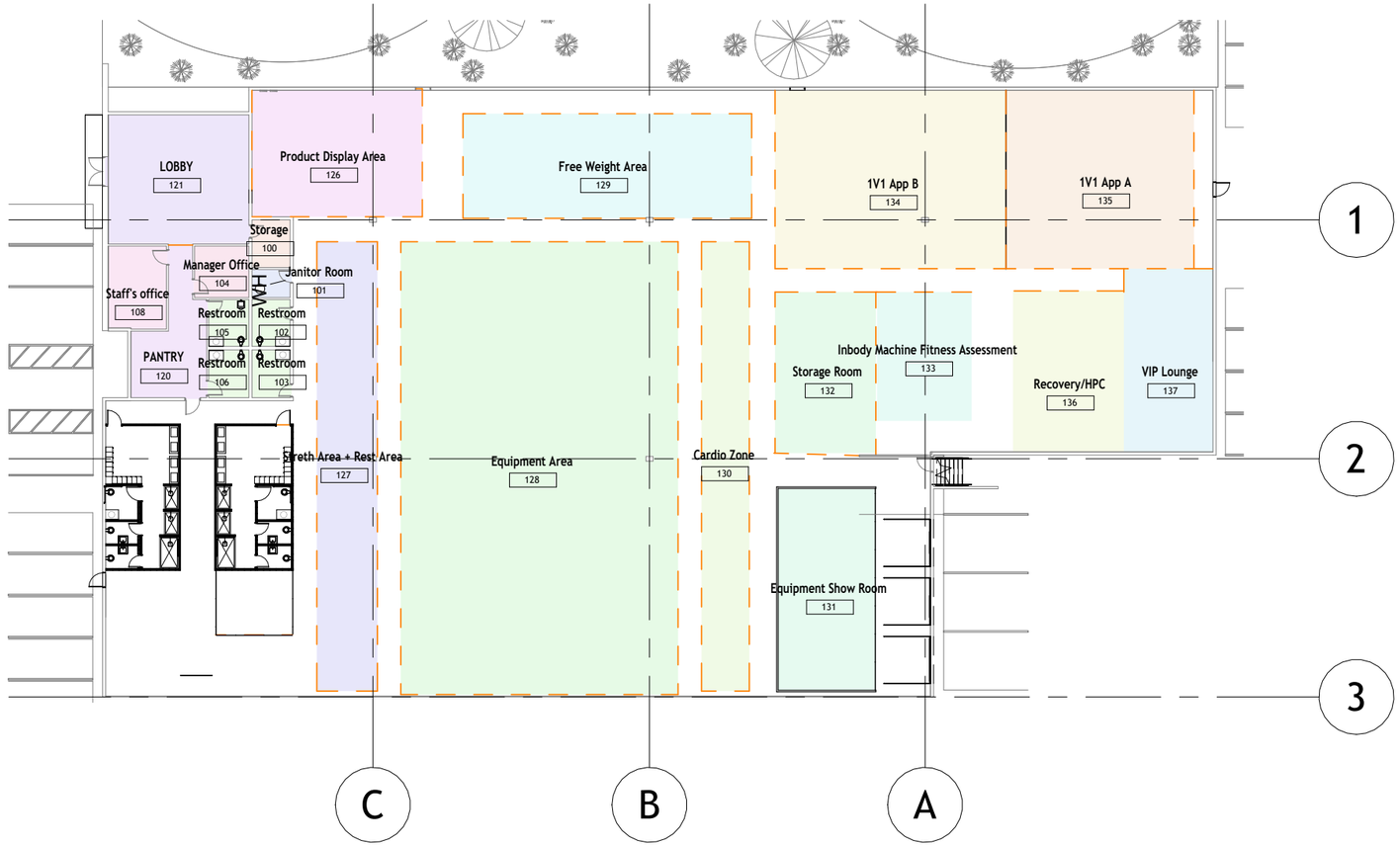
Attachment 1 - Development Plans
Attachment 2 - Parking Study
Attachment 3 - Draft Resolution (Forge District Gym)

Attachment 4 - Draft Conditions of Approval (Forge District Gym)
Attachment 5 - Notice of Public Hearing
Attachment 6 - Radius Map

General Note:

1.THE OCCUPANT LOAD INDICATED ABOVE REFLECTS THE INTENDED OPERATIONAL CAPACITY OF THE FACILITY. PRIMARY WORKOUT AREAS DEFINE THE ACTIVE MEMBER COUNT, WHILE ACCESSORY AND SUPPORT SPACES SERVE THE SAME GROUP OF MEMBERS AND DO NOT FUNCTION AS INDEPENDENTLY OCCUPIED AREAS AT FULL CAPACITY SIMULTANEOUSLY.
2.MEMBERS CIRCULATE BETWEEN DIFFERENT FUNCTIONAL ZONES DURING USE, AND THE TOTAL NUMBER OF OCCUPANTS REMAINS CONTROLLED.
THE FACILITY IS OPERATIONALLY MANAGED TO MAINTAIN A MAXIMUM OF APPROXIMATELY 58
3.OCCUPANTS ON SITE AT ANY GIVEN TIME, INCLUDING STAFF.
4. MORE INFORMATION ATTACH AT THE COTTECTION LIST
5.2010 ADA STANDARDS FOR ACCESSIBLE DESIGN + CALIFORNIA BUILDING CODE (CBC CHAPTER 11B)

TOTAL AREA 28,378 SF (VERIFIED BY GOODMAN)
MEMBER ACTIVE AREA 12282 SF
OCCUPIED 0.433% OF THE WHOLE AREA



135	1V1 App A	1527 SF MAX 2 PPL	1V1 APP A+B 4 PPL 3401 SF
134	1V1 App B	1874 SF MAX 2 PPL	
130	Cardio Zone	977 SF MAX 6 PPL	
128	Equipment Area	5716 SF MAX 20 PPL	
131	Equipment Show Room	898 SF MAX 1 PPL APPOINTMENT BASED	
129	Free Weight Area	1375 SF 8 PPL	
133	Inbody Machine Fitness Assessment	548 SF MAX 1 PPL	
101	Janitor Room	49 SF MAX 0 PPL STAFF ONLY	
121	LOBBY	829 SF MAX 1 PPL	
104	Manager Office	127 SF MAX 1 PPL	

120	PANTRY	86 SF MAX 0 PPL NOT FIX
126	Product Display Area	981 SF MAX 1 PPL
136	Recovery/HPC	796 SF MAX 2 PPL
	Restroom	(ADA) 4 Exsiting 81 SF x3+ Femal restoom 81=324 SF MAX 0 PPL NOT FIX
108	Staff's office	219 SF MAX 3 PPL (NOT BELONG TO MEMBER PARKING)
100	Storage	83 SF MAX 0 PPL
132	Storage Room	219 SF MAX 0 PPL
127	Streth Area + Rest Area	1237 SF MAX 4 PPL
137	VIP Lounge	735 SF MAX 2 PPL

Total Occupant Load: 58 occupants (including staff)

0 16' 32' 64'
0 2"
1/32" = 1'-0"

N

Project number

Drawn by
MI AN

Date
03/03/2026

REVISION
DATE:
04/01/2026

Checked by

Scale

4/1/2026 11:08:38 PM

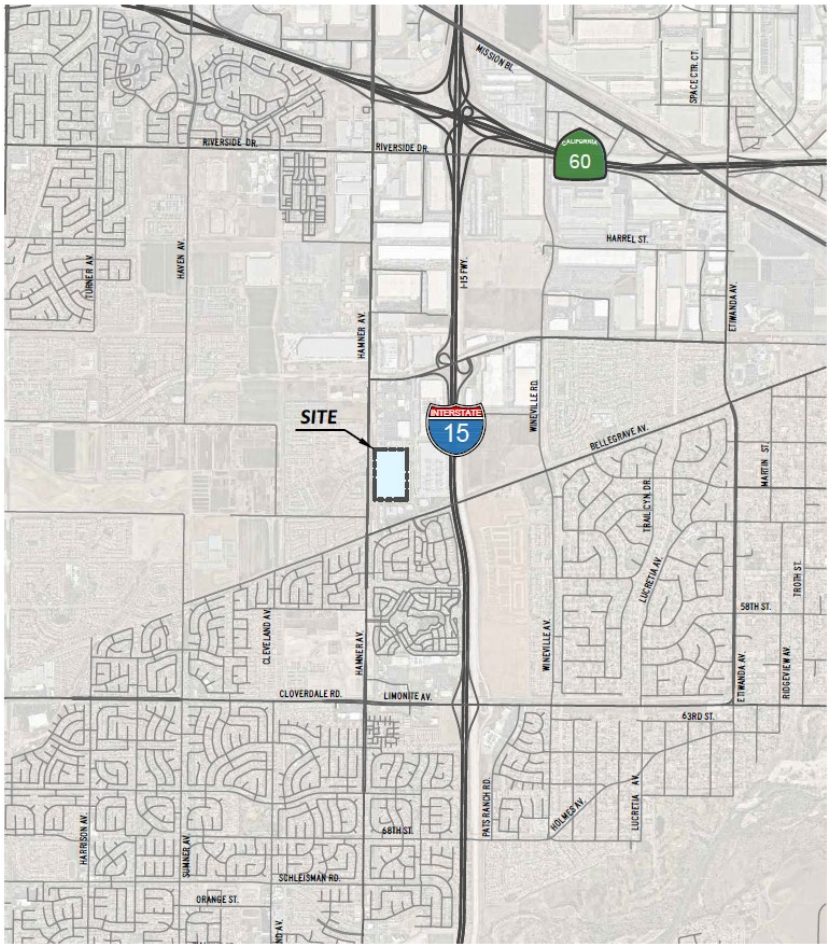
TECHNICAL MEMORANDUM

DATE: March 12, 2026
TO: Jeff Hamilton, Goodman
FROM: Robert Vu, Urban Crossroads, Inc.
JOB NO: 16810-04 Parking Evaluation

SUBJECT: GOODMAN COMMERCE CENTER, EASTVALE FLEX PROJECT PARKING EVALUATION

Urban Crossroads, Inc. has completed the following Parking Evaluation for the Goodman Commerce Center, Eastvale Flex Project (Project), which is located south of Cantu-Galleano Ranch Road, west of the I-15, north of Bellegrave Avenue, and east of Hamner Avenue in the City of Eastvale, as shown in Exhibit 1. This Parking Evaluation was developed to ensure that the proposed site plan provides adequate on-site parking supply to accommodate peak on-site vehicle parking demands.

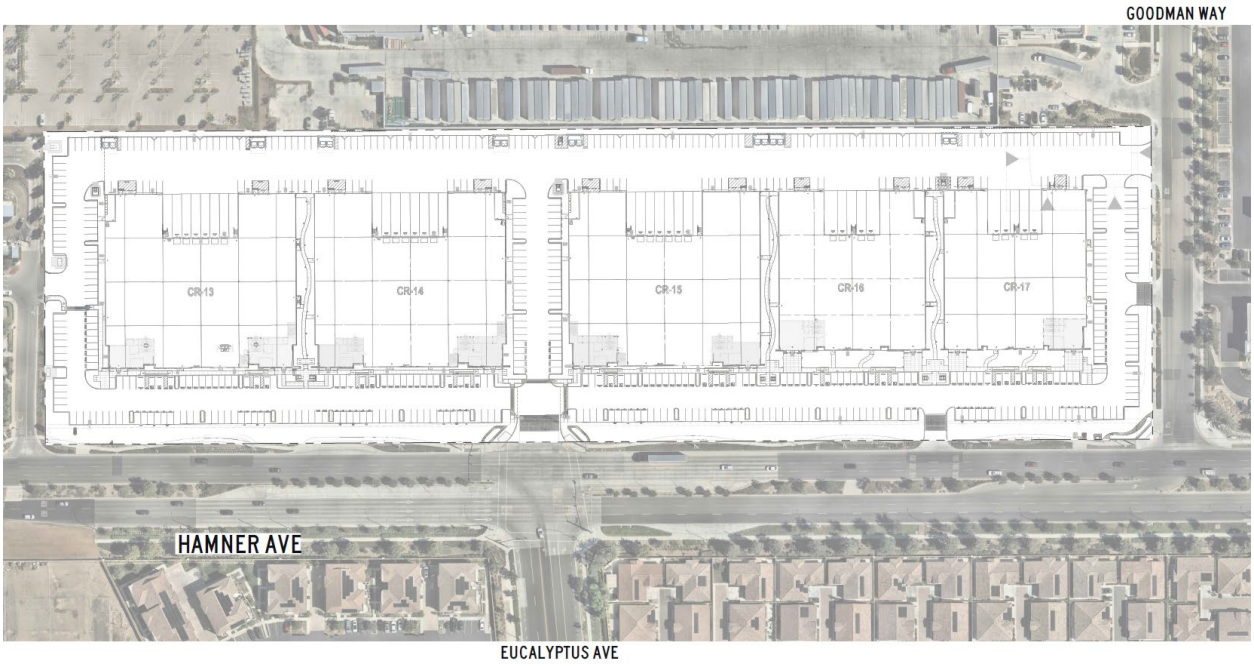
EXHIBIT 1: LOCATION MAP



INTRODUCTION

It is our understanding that the proposed Project is part of the Goodman Commerce Center at Eastvale (GCCE) Specific Plan. The GCCE is located within Planning Area 4 (land use is Commercial/Retail/Business Park/Hospital) of the Specific Plan (SP) and serves as a long-range plan for the development of a retail, hospitality, and employment center, including warehouse distribution facilities and a business park. This parking evaluation will specifically analyze Buildings #13-17, as shown on the preliminary site plan below in Exhibit 2, and determine various tenants that can potentially occupy a space in the GCCE. The five buildings shown below span approximately 253,396 square feet and provide shared parking, which proposes to accommodate 569 parking spaces.

EXHIBIT 2: PRELIMINARY SITE PLAN



PARKING REQUIREMENTS

To demonstrate that adequate parking supply exists within the site, this parking assessment provides a review of GCCE parking requirements and an estimate of the parking required by the Project. As identified previously, the proposed Project is located within Planning Area 4 of the SP and parking requirements may vary from those identified in the City of Eastvale Municipal Code. Table 2-4 of the GCCE Specific Plan (July 2015) describes the parking standards for allowable land uses such as Community shopping center including those with restaurants, Professional office, Light assembly/light manufacturing/light industrial, Hospitals and Clinics, Medical and Dental Offices. Table 1 provides a summary of the applicable GCCE parking requirements. Since some of the proposed tenants may not fit into the broad parking categories of the GCCE, specific user data, City of Eastvale Zoning Code, and/or Institute of Transportation Engineers (ITE) Parking Generation rates have been utilized to accurately estimate parking demand requirements. Table 2 provides a summary of the individual building square footage, the proposed tenant or use, and the applicable parking requirements.

TABLE 1: PARKING REQUIREMENTS

Use	Parking Rate	Standard
Goodman Commerce Center at Eastvale Specific Plan Table 2-4 Parking Standards[1]		
Community shopping center, including those with restaurants	5.5 spaces / 1,000 SF	5.5 spaces per 1,000 sq ft of net leasable floor area
Professional office (financial, real estate, medical office)	1 space / 200 SF	1 space per 200 sq ft of professional office area
Light assembly/light manufacturing/light industrial	1 space / 250 SF office area + 1 space / 500 SF fabrication area + 1 space / 1,000 SF storage area	1 space per 250 sq ft office area + 1 space per 500 sq ft fabrication area + 1 space per 1,000 sq ft storage area
Hospitals and Clinics	1 space / 2 patient beds + 1 space / 1 hospital vehicle + 1 space / staff of largest shift	1 space per 2 patient's beds + 1 space per hospital vehicle + 1 space per staff member of largest shift
Medical and Dental Offices	1 space / 200 SF	1 space per 200 sq ft of net leasable floor area
City of Eastvale Zoning Code Sec. 120.05.060. - Off-street vehicle parking[2]		
Automobile service stations	4 spaces / 1 service bay	4 spaces per service bay
Furniture, drapery, plumbing, floor covering and appliance stores	1 space / 750 SF of sale or display area	1 space per 750 sq ft of sale or display area
Game courts, tennis courts, racquetball clubs	1 space / 1 court	1 space per court
Gymnasiums, spas and health studios	1 space / 200 SF of gross floor area	1 space per 200 sq ft of gross floor area

[1] Based on the Goodman Commerce Center at Eastvale Specific Plan Table 2-4 Parking Standards.
[2] Additional parking that may be required based upon the specific tenant - beyond those that are provided at construction - must be designed to comply with the parking ratios listed in the City of Eastvale Zoning Code.

TABLE 2: BUILDING SUMMARY[1]

Use	Building Quantity	Use	Parking Requirement Methodology
Building 13	58,423 SF	Light assembly/light manufacturing/light industrial (assumed for planning purposes)	GCCE Parking Standards
Building 14	58,423 SF	All Magic (paint and body shop) (approved CUP, leased) Specialized Gym (pending CUP)	City of Eastvale Zoning Code City of Eastvale Zoning Code
Building 15	58,795 SF	Furniture, drapery, plumbing, floor covering and appliance stores (assumed for planning purposes)	City of Eastvale Zoning Code
Building 16	39,546 SF	Pickleball (14 Courts) (pending CUP)	City of Eastvale Zoning Code
Building 17	38,209 SF	Kid's trampoline park and adult recreational facility (approved CUP, leased)	Surveyed/operational data (see Attachment A)
Total	**253,396 SF**		

[1]Based on information provided by the Project Applicant

PARKING GENERATION

Using the parking rates provided in Table 2, the parking requirements for the proposed Project were calculated. As shown in Table 3, the proposed Project requires 518 spaces. The proposed Project provides 569 parking spaces, which meets the parking requirements. It should also be noted that the proposed uses have various peak parking demands during different times of the day. Retail or recreational uses typically have different peak hours than employment-based uses (i.e., offices, manufacturing, etc.). The following section identifies the parking utilization through time-of-day distribution rates.

TABLE 3: PARKING SPACE REQUIREMENTS

Proposed Use	Quantity[1]	Parking Rate[2]	Required Parking	Proposed Parking	Meets Requirement
Light assembly/light manufacturing/light industrial (**Building 13**)	5,842 SF 29,212 SF 23,369 SF (58,423 SF Total)	1 space / 250 SF office area + 1 space / 500 SF fabrication area + 1 space / 1,000 SF storage area	105		
All Magic Autobody Shop (**Building 14**)	30,394 SF (12 Bays)	4 spaces/ 1 service bay	48		
Specialized Gym (**Building 14**)	28,029 SF	1 space / 200 SF of GFA	140		
Furniture, drapery, plumbing, floor covering and appliance stores (**Building 15**)	58,795 SF	1 space / 750 SF of sale or display area	78		
Pickleball (**Building 16**)	39,546 SF (14 Courts)	1 space / court	14		
Trampoline Park (**Building 17**)	19,105 SF	3.33 Spaces / 1,000 SF	64		
Adult Recreational Facility (**Building 17**)	19,104 SF	3.59 spaces / 1,000 SF	69		
Proposed Uses Total Parking Requirement			**518**	**569**	**Yes**

[1] Based on information provided by the Applicant.
[2] Based on the Goodman Commerce Center at Eastvale Specific Plan Table 2-4 Parking Standards.

PARKING UTILIZATION

All land uses have peak parking demands during different times of the day. Applying Urban Land Institute (ULI) Shared Parking (3rd Edition, 2020) and Institute of Transportation Engineers (ITE) Parking Generation Manual (6th Edition, 2023) time-of-day distribution rates to the peak parking demand will determine peak parking occupancy for all of the uses. Table 4 presents the typical weekday parking utilization rates for the proposed tenants. The peak parking demand occurs at the following times for the various uses:

- Entertainment and health club – 2:00 PM to 4:00 PM; 5:00 PM to 7:00 PM
- Health club – 5:00 PM to 7:00 PM
- Automobile service and general office – 10:00 AM to 12:00 PM
- Retail – 12:00 PM to 3:00 PM; 6:00 PM to 7:00 PM
- General light industrial – 9:00 AM to 12:00 PM

TABLE 4: TIME-OF-DAY PARKING DEMAND

Land use[1]	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM
Urban Land Institute (ULI) Shared Parking (3rd Edition, 2020)[1]																	
Active Entertainment	0%	0%	0%	0%	25%	65%	85%	90%	95%	95%	90%	95%	100%	95%	90%	65%	10%
Health Club	80%	45%	35%	50%	35%	50%	50%	30%	25%	30%	55%	100%	95%	60%	30%	10%	1%
Retail	1%	5%	15%	35%	60%	75%	100%	100%	95%	85%	85%	85%	90%	80%	65%	45%	15%
Institute of Transportation Engineers (ITE) Parking Generation Manual (6th Edition, 2023)[2]																	
Automobile Service	--	--	45%	84%	97%	100%	87%	91%	87%	91%	86%	71%	23%	--	--	--	--
General Office	--	13%	47%	87%	99%	100%	86%	84%	93%	93%	85%	57%	21%	--	--	--	--
General Light Industrial	15%	41%	83%	100%	99%	98%	94%	90%	94%	88%	69%	49%	9%	3%	3%	3%	0%

1 Based on parking utilization rates by land use type according to the Urban Land Institute (ULI) Shared Parking (3rd Edition, 2020)

2 Based on parking utilization rates by land use type according to the Institute of Transportation Engineers (ITE) Parking Generation Manual (6th Edition, 2023)

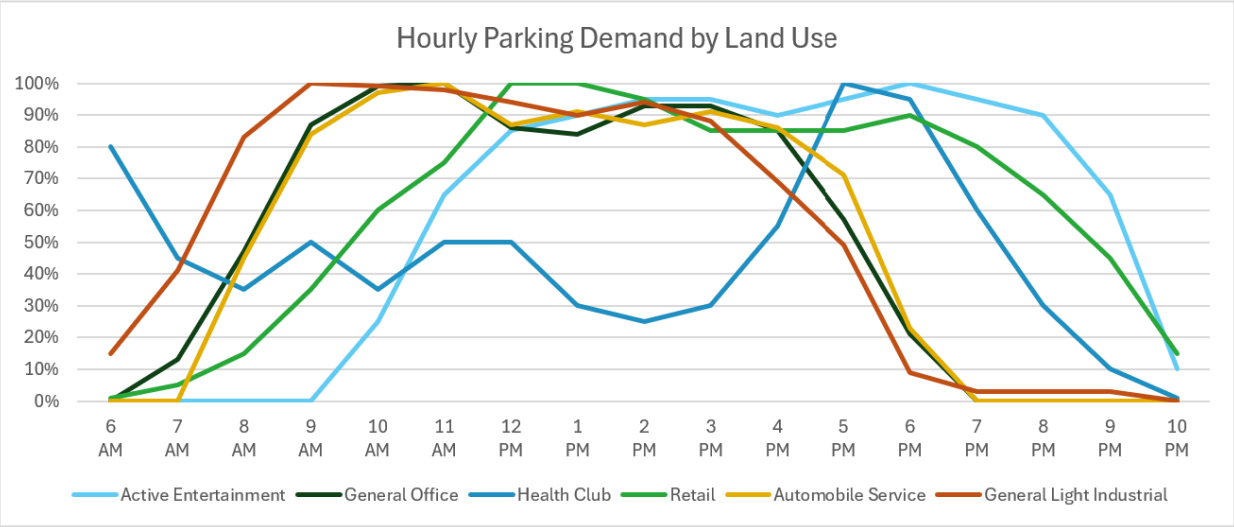


Table 5 presents the typical weekday parking demand and occupancy rates for the proposed Project. The parking required for all the uses are lower than the parking required for each individual use. With the shared parking and various peak demands, the total parking utilization is less than the total parking required. It should be noted that for the Specialized Gym (Building 14) and Pickleball (Building 16) uses, operational data has been utilized over the Municipal Code requirements or Parking Generation Manual rates to better estimate parking utilization. Our evaluation indicates that the proposed parking supply will meet the peak parking demand of 353 spaces for passenger cars. The 569 passenger car parking stalls on-site for the proposed Project can support the peak parking demand. Under peak conditions, the site is estimated to have 62% peak occupancy, or a surplus of 216 spaces.

TABLE 5: PROJECT PARKING UTILIZATION

Land use	Parking Demand[1]	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM
Light Industrial (Building 13)[4]	39	6	16	33	39	39	39	37	36	37	35	27	20	4	2	2	2	0
Autobody Shop (Building 14)[5]	54	0	0	25	46	53	54	47	50	47	50	47	39	13	0	0	0	0
Health Club (Building 14)[6]	60	48	27	21	30	21	30	30	18	15	18	33	60	57	36	18	6	1
Furniture/Appliance Store (Building 15)[7]	27	1	2	5	10	17	21	27	27	26	23	23	23	25	22	18	13	5
Pickleball (Building 16)[8]	84	68	38	30	42	30	42	42	26	21	26	47	84	80	51	26	9	1
Trampoline Park (Building 17)	64	0	0	0	0	16	42	55	58	61	61	58	61	64	61	58	42	7
Adult Recreational Facility (Building 17)	69	0	0	0	0	18	45	59	63	66	66	63	66	69	66	63	45	7
Parking Demand[2]		123	83	114	167	194	273	297	278	273	279	298	353	312	238	185	117	21
Parking Surplus		446	486	455	402	375	296	272	291	296	290	271	216	257	331	384	452	548
Parking Utilization[3]		22%	15%	20%	29%	34%	48%	52%	49%	48%	49%	52%	62%	55%	42%	33%	21%	4%

[1] Parking Required according to Table 3 unless otherwise stated.

[2] Estimated hourly parking demand by land use type and time-of-day distribution.

[3] Estimated hourly parking utilization (percentage of spaces occupied).

[4] Source: ITE Parking Generation Manual, 6th Edition (Institute of Transportation Engineers, 2023). The parking generation rate for General Light Industrial (ITE Land Use Code 110) is 0.67 spaces per 1,000 SF). For a 58,423 SF building, the parking demand is 39 spaces.

[5] Source: ITE Parking Generation Manual, 6th Edition (Institute of Transportation Engineers, 2023). The parking generation rate for Automobile Parts and Service Center (ITE Land Use Code 943) is 1.79 spaces per 1,000 SF). For a 30,394 SF building, the parking demand is 54 spaces.

[6] The maximum occupants is anticipated to be no more than 60 persons at one time. As such, it is assumed that the peak parking demand is 60 spaces (1 space per 1 person).

[7] Source: ITE Parking Generation Manual, 6th Edition (Institute of Transportation Engineers, 2023). The parking generation rate for Furniture Store (ITE Land Use Code 890) is 0.45 spaces per 1,000 SF). For a 58,795 SF building, the parking demand is 27 spaces.

[8] The typical parking demand is anticipated to be no more than 6 persons per court. As such, it is assumed that the peak parking demand is 84 spaces (6 spaces per 1 court).

CONCLUSIONS

It is our understanding that the proposed Project is to analyze the shared parking for the five buildings (Building #13-17), which span approximately 253,396 square feet. The proposed Project provides 569 parking spaces.

The proposed Project is part of the Goodman Commerce Center at Eastvale (GCCE) Specific Plan. Since some of the proposed tenants may not fit into the broad parking categories of the GCCE, specific user data, City of Eastvale Zoning Code and operational data rates have been utilized to accurately estimate parking demand requirements. Based on these parking requirements, the Project does provide adequate passenger car parking to meet the Municipal Code Parking Requirements for the proposed Project.

Based upon the information collected and published by the Urban Land Institute (ULI) Shared Parking (3rd Edition, 2020) and Institute of Transportation Engineers (ITE) Parking Generation Manual (6th Edition, 2023), our evaluation indicates that the proposed parking supply will meet the peak parking demand of 353 spaces for passenger cars. The 569 passenger car parking stalls on-site for the proposed Project can support the peak parking demand. Under peak conditions, the site is estimated to have 62% peak occupancy, or a surplus of 216 spaces.

If you have any questions or comments, I can be reached at rvu@urbanxroads.com.

ATTACHMENT A: SURVEY DATA

COLLECTED FROM THE TEAM UP ARENA AT GOODMAN COMMERCE CENTER - OBSERVED PARKING ANALYSIS (PREPARED BY RK ENGINEERING, SEPTEMBER 2025)

Table 02

EXISTING INDOOR RECREATIONAL FACILITY / ALTITUDE TRAMPOLINE PARK OBSERVED PARKING SURVEY RESULTS
1100 Riley street Folsom, CA 95630

Indoor recreational facility / Altitude Trampoline Park
Total Square Feet 13,824

Time	Wednesday, September 10, 2025 Open Hours : 1O AM to 8 PM		Saturday, September 13, 2025 Open Hours : 10 AM to 10 PM	
Observed Parking Demand	Parking Rate per 1,000 Square Feet	Observed Parking Demand	Parking Rate per 1,000 Square Feet	Observed Parking Demand
10:00 AM	3	0.22	8	0.58
11:00 AM	18	1.30	27	1.95
12:00 PM	12	0.87	34	2.46
1:00 PM	17	1.23	38	2.75
2:00 PM	21	1.52	41	2.97
3:00 PM	26	1.88	**37**	2.68
4:00 PM	29	2.10	41	2.97
5:00 PM	**32**	2.31	42	3.04
6:00 PM	37	2.68	46	3.33
7:00 PM	24	1.74	45	3.26
8:00 PM	9	0.65	40	2.89
9:00 PM	0	0.00	35	2.53
10:00 PM	0	0.00	14	1.01
Overall Peak Observed Parking Demand Rate (Parking Spaces/ Square Feet)				**3.33**

The parking counts were obtained during typical operations and weather conditions at an existing Indoor recreational facility / Altitude Trampoline Park on a typical Wednesday and Saturday

Table 03

EXISTING INDOOR RECREATIONAL FACILITY / BOWLERO OBSERVED PARKING SURVEY RESULTS

23130 Ventura Blvd, Woodland Hills, CA 91364
Indoor recreational facility / Bowlero
Total Square Feet 33,723

Time	Thursday, September 11, 2025 Open Hours : 4 PM to 12 AM		Sunday, September 14, 2025 Open Hours : 11 AM to 1 AM	
Observed Parking Demand	Parking Rate per 1,000 Square Feet	Observed Parking Demand	Parking Rate per 1,000 Square Feet	Observed Parking Demand
10:00 AM	0	0.00	0	0.00
11:00 AM	0	0.00	12	0.36
12:00 PM	0	0.00	56	1.66
1:00 PM	0	0.00	89	2.64
2:00 PM	0	0.00	86	2.55
3:00 PM	0	0.00	**77**	2.28
4:00 PM	20	0.59	85	2.52
5:00 PM	54	1.60	96	2.85
6:00 PM	87	2.58	109	3.23
7:00 PM	91	2.70	121	3.59
8:00 PM	82	2.43	101	2.99
9:00 PM	79	2.34	94	2.79
10:00 PM	64	1.90	61	1.81
11:00 PM	43	1.28	39	1.16
12:00 AM	14	0.42	19	0.56
1:00 AM	0	0.00	0	0.00
Overall Peak Observed Parking Demand Rate (Parking Spaces/ Square Feet)				**3.59**

[1] The parking counts were obtained during typical operations and weather conditions at an existing Indoor recreational facility / Bowlero on a typical Thursday and Sunday

RESOLUTION NO. 26-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EASTVALE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. PLN26-20021 TO ESTABLISH A NEW 28,378 INDOOR FITNESS AND SPORTS FACILITY (FORGE DISTRICT GYM) WITHIN A PORTION OF AN EXSITING 58,422 SQUARE-FOOT BUILDING (CR-14) LOCATED AT THE STATION (GOODMAN COMMERCE CENTER SPECIFIC PLAN – SP NO 11-0271); ASSESSOR'S PARCEL NUMBER: 160-510-053

WHEREAS, Project No. PLN26-20021 consists of an application for a Conditional Use Permit to establish and operate a 28,378 indoor fitness and sports facility within an portion of an existing 58,422 square-foot commercial retail building (CR-14) in an existing retail center, which has been filed by Forge District Gym, located at The Station (Goodman Commerce Center) located at the southeast corner of Hamner Avenue and Commerce, Assessor's Parcel Number 160-510-053; and

WHEREAS, the proposed Conditional Use Permit qualifies for a Class 1 (Existing Facilities) exemption and no further environmental review is required pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 as the proposed CUP would not result in physical changes to an existing structure or environment; and

WHEREAS, the Planning Division evaluated the project for consistency with the City's General Plan, City of Eastvale Municipal Code Title 120 (Planning and Zoning), Goodman Commerce Center at Eastvale Specific Plan, and all other applicable state and local regulations; and

WHEREAS, on May 10, 2026, the City of Eastvale City Clerk published a legal notice in compliance with state law concerning PLN26-20021 in the *Press Enterprise*, a local newspaper of general circulation, regarding the Planning Commission meeting on May 20, 2026. In addition, on May 7, 2026, a public hearing notice was mailed to commercial tenants and residents within a 600-foot radius of the projects site indicating time, date, and place of the public hearing for PLN26-20021; and

WHEREAS, the City of Eastvale Planning Commission conducted a duly noticed public hearing on May 20, 2026, at which time it received public testimony concerning Project No. PLN26-20021, and considered the proposed Conditional Use Permit PLN26-20021 to establish a 28,378 indoor fitness and sports facility (Forge District Gym) within a portion of an existing 58,422 square-foot commercial retail building (CR-16) in the Goodman Commerce Center.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF EASTVALE DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

SECTION 1. ENVIRONMENTAL FINDINGS

Pursuant to CEQA, within the meaning of Public Resources Code Sections 21080(e) and 21082.2 within the record and/or provided at the public hearing, the Planning Commission hereby finds and determines that the project was adequately analyzed according to the CEQA Guidelines, as supported by the following Findings and Evidence:

Finding: The proposed project is exempt from further environmental review requirements.

Evidence: The California Environmental Quality Act (Section 2100, et. Seq. of the California Public Resources Code, hereafter CEQA) requires analysis of agency approvals of discretionary projects. A "project", under CEQA is defined as "the whole of an action which has a potential for resulting in either a direct physical change in environment." The proposed project is a project under CEQA. However, the requested Conditional Use Permit (CUP) would not result in a direct or reasonably foreseeable physical change in the environment and as a result, the proposed Conditional Use Permit qualifies for a Class 1 (Existing Facilities) exemption and no further environmental review is required pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301.

SECTION 2. MULTIPLE SPECIES HABITAT CONSERVATION PLAN

Finding: The project is found to be consistent with the Multiple Species Habitat Conservation Plan (MSHCP).

Evidence: The project is located outside of any MSHCP criteria area.

SECTION 3. CONDITIONAL USE PERMIT FINDINGS

Pursuant to the Eastvale Zoning Code, and in light of the record before it, including the staff report dated May 20, 2026, and all evidence and testimony heard at the public hearing of this item, the Planning Commission hereby finds and determines as follows:

Finding 1: The proposed use is consistent with the General Plan and all applicable provisions of the Zoning Code.

Evidence: The General Plan land use designation for the project site is Business – Professional (B-P) and the zoning is Specific Plan (SP No. 11-0271 – Goodman Commerce Center at Eastvale), which permits general retail including entertainment and other establishments. The indoor fitness and sports facility use is permitted with approval of a Conditional Use Permit pursuant to the Eastvale Zoning Code and Goodman Commerce Center at Eastvale Specific Plan. The proposed use will consist of a 28,378 square foot fitness and sports facility located in an existing multi-tenant retail building. The proposed use which includes a reception area, gym VIP lounge, a warmup area, cardio, free weights, product display area, two (2) classrooms, and a recovery room would not be inconsistent

with the surrounding uses. Therefore, the proposed project is consistent with the Eastvale Zoning Code and Goodman Commerce Center at Eastvale Specific Plan.

Finding 2: The establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort or the general welfare of persons residing or working in the neighborhood or such use, or the general welfare of the city.

Evidence: The indoor fitness and sports facility will be located in an existing tenant space in a retail center that has been configured to accommodate retail uses. The Business – Professional area within the city is a compatible for the use of indoor fitness and sports facility to allow a high demand uses along with other retail uses which allows parking, noise, security, and a destination for people to go at anytime of day. The business would operate Monday – Sunday 12 a.m. – 12 a.m. twenty-four hours a day. The indoor fitness and sports facility would allow the community a space for people of all ages.

The City's Development Review Committee has reviewed the proposed use of an indoor fitness and sports facility at this location and does not foresee any conflicts. The Business – Professional area within the city is a compatible for the use of indoor fitness and sports facility to allow a high demand uses along with other retail uses which allows parking, noise, and security. The proposed facility will comply will the noise ordinance, are conditioned to provide a security plan to make the safest experience for all patrons of the facility, and based off the parking study provided by Urban Crossroads dated March 12, 2026 has the project abel to meet the parking demand for the site of the Goodman Commerce Center. Thus, establishment maintenance, or operation of an indoor fitness and sports facility will not, under the circumstances of this particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of people residing or working in the neighborhood or such use, or the general welfare of the City.

Finding 3: If the project is located within the Chino Airport Influence Area, the proposed project is consistent with the most recently adopted version of the Airport Land Use Compatibility Plan.

Evidence: The project has been reviewed for consistency with the Airport Land Use Compatibility Plan and has been determined to be outside the Airport Influence Area.

SECTION 4. RECORD OF PROCEEDING

The documents and other materials that constitute the record of the proceedings upon which the Planning Commission's decision is based, which include but are not limited to the staff reports

as well as all materials that support the staff reports for the proposed project, are located in the City Clerk Department of the City of Eastvale at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752. The custodian of these documents is with the City Clerk of the City of Eastvale.

SECTION 5. DETERMINATION

Based upon the findings outlined in Sections 1 through 3, the Planning Commission of the City of Eastvale hereby approves a Conditional Use Permit for the establishment and operation of an indoor amusement/entertainment facility in an existing retail building, subject to the conditions of approval.

PASSED, APPROVED AND ADOPTED this 20th day of May 2026.

_____
April Rodriguez-Plott
Chair

APPROVED AS TO FORM:

_____
Chad Herrington
Assistant City Attorney

ATTEST:

_____
Jessica Cooper
Senior Management Analyst

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF EASTVALE)

I, Jessica Cooper, Senior Management Analyst of the City of Eastvale, California, do hereby certify that the foregoing Planning Commission Resolution No. 26-XX, was duly adopted by the Planning Commission of the City of Eastvale, California, at a meeting held on the 20th day of May 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____

Jessica Cooper
Senior Management Analyst

CONDITIONS OF APPROVAL
Planning Application Number and Description: Project No. PLN26-20021 – Conditional Use Permit to establish and operate an indoor fitness and sports facility within 28,378 square-foot portion of an existing 58,422 square-foot commercial retail building (CR-14) in an existing retail center; The Station – Goodman Commerce Center
Assessor's Parcel Number: 160-510-053
Planning Commission Date: May 20, 2026

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
General Conditions/Requirements				
1.	The applicant shall review and sign below verifying the "Acceptance of the Conditions of Approval" and return the signed page to the Eastvale Planning Division. Project approval is not final until a signed copy of these conditions is filed with the City. Applicant Signature Date	Must be completed to finalize approval	Planning Division	
2.	The applicant shall indemnify, protect, defend, and hold harmless the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative, or adjudicatory in nature), and alternative dispute resolutions procedures (including but not limited to arbitrations, mediations, and other such procedures) (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions	Ongoing	Planning Division	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.			
3.	Applicant understands and agrees that failure to comply with all conditions of approval may result in the City Council/Planning Commission taking action resulting in modification of conditions of approval and/or suspension or revocation of the Conditional Use Permit.	Ongoing	Planning Division	
4.	PLN26-20021 is granted for a period of one year and shall become void as of **May 20, 2027**, unless building permits have been issued and construction is commenced and diligently pursued toward completion on modification that are the subject of PLN26-20021, or a time extension is requested in writing prior to that date.	Ongoing	Planning Division	
5.	Applicable mitigation measures included in the Goodman Commerce Center at Eastvale EIR shall be required for development of the proposed project and are incorporated herein by reference.	Ongoing	Planning Division	
6.	The approval of PLN26-20021 is for the establishment of an 28,378 square foot indoor fitness and sports facility within an portion of an existing 58,422 square-foot building (CR-14). The business would include a reception area, VIP lounge, an area devoted to warmup, cardio, free weights, product display area, two (2) classrooms, and a recovery room.	Ongoing	Planning Division	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	Any future modification to the business operation approved by the Planning Commission, as determined by the Community Development Director, shall be subject to review and approval of a new Conditional Use Permit by the Planning Commission.			
7.	All applicable Conditional Use Permit (**PLN22-20056**) conditions of approval shall be incorporated herein by reference.	Ongoing	Planning Division	
Prior to Building Permit Issuance				
8.	All construction shall comply with the most recently adopted City and State building codes: • 2025 California Building Code • 2025 California Residential Code • 2025 California Electrical Code • 2025 California Mechanical Code • 2025 California Plumbing Code • 2025 California Fire Code • 2025 California Green Code	Prior to issuance of building permit	Building Division	
9.	Special Inspections – As indicated by California Building Code Section 1704, the owner shall employ one or more special inspectors who shall provide special inspections when required by CBC Section 1704.	Prior to issuance of building permit	Building Division	
10.	The Title Sheet of the plans shall include: • Occupancy Group • Occupant Load • Description of use • Type of Construction • Height of Building • Floor area of building(s) and/or occupancy group(s)	Prior to issuance of building permit	Building Division	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
11.	The project design will conform to energy conservation measures articulated in Title 24 of the California Code of Regulations and address measures to reduce energy consumption, such as flow restrictors for toilets, low-consumption light fixtures, and insulation. It shall also use drought landscaping to the extent feasible.	Prior to issuance of building permit	Building Division	
12.	Per the Business and Professions Code, a design professional will be required to prepare plans for proposed improvements at the time of construction drawings.	Prior to issuance of building permit	Building Division	
13.	Public and private site improvements shall be designed in accordance with the Americans with Disabilities Act and Chapter 11 of the California Building Code. The site plan shall include a site accessibility plan identifying exterior routes of travel and detailing running slope, cross slope, width, pedestrian ramp, curb ramps, handrails, signage, and truncated domes. Path of travel shall be provided from the public right of way and accessible parking to the building. The design professional shall ensure that the site accessibility plan complies with the latest Federal and State regulations.	Prior to issuance of building permit	Building Division	
14.	*(a) Impact Fees.* The City hereby imposes the following fees that must be paid in full prior to issuance of a building permit unless otherwise specified below or as required by State law. The applicant shall pay the listed impact fees at the rates set forth in the City's Development Impact Fee Schedule at the time of building permit issuance. For informational purposes, the current fee amounts applicable to the project listed below can be found at https://portal.laserfiche.com/Portal/DocView.aspx?id=209182&repo=r-78788824. City Hall Impact Fee Police Station Impact Fee	Prior to issuance of building permit	Building Division	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	Fire Department Facilities Impact Fee The revenue generated by the above fees will be used to finance the public facilities listed in the City of Eastvale Development Impact Fee Nexus Study Final Report, dated June 19, 2025, and adopted by the City Council by Resolution No. 25-41 on June 25, 2025, a copy of which can be found here: https://portal.laserfiche.com/Portal/DocView.aspx?id=93427&repo=r-78788824. Specifically, the above fees will be used to finance the planned new city hall, police substation, and third fire station. There is a reasonable relationship between the amount of each fee and the cost of said public facility attributable to this Project based on the analysis set forth in the aforementioned Nexus Study. *(b) Protest.* The applicant may protest any fees, dedications, reservations, or other exactions imposed by the City on the project in the manner provided for in Government Code Section 66020 and Eastvale Municipal Code Section 110.28.050(D). Any protest of the above impact fees, or any other fees, dedications, reservations, or other exactions imposed by the City on the project through this Conditional Use Permit must be filed within 90-days of the date of this conditional approval of Conditional Use Permit PLN26-20021.			
15.	All projects, including food service or public pools and/or spas, shall be checked and approved by the County Health Department as part of the building department plan review process.	Prior to issuance of building permit	Building Division & JCSD	
16.	Fire Department Access - Fire apparatus access roads shall be provided within 150 feet of all exterior portions of buildings, unless otherwise approved by the fire department. Fire apparatus access roads shall have an unobstructed width of no less than 24 feet. Dead-end fire apparatus	Prior to issuance of building permit	Fire Department	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	access roads exceeding150 feet in length shall provide an approved turn around. The minimum required turning radius of a fire apparatus access road is 38 feet outside radius and 14 feet inside radius. The construction of the fire apparatus access roads shall be all weather and capable of sustaining 80,000 lbs. Unless otherwise approved, the grade of a fire apparatus access road shall not exceed 16 percent and the cross slope shall not exceed 2.5 percent. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade change for 25 feet of approach/departure. Reference CFC as amended and Riverside County Fire Department Policies and Standards. a) Fire Lane marking: Identification and marking of fire lanes, including curb details and signage, shall comply with all Riverside County Fire Department Standards.			
17.	Fire Department Building Construction Plan Review - Submittal of construction plans to the Fire Department will be required. Final fire and life safety conditions will be addressed when the Fire Department reviews the plans. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Reference CFC as amended.	Prior to issuance of building permit	Fire Department	
18.	Fire Sprinkler System -Any modification to the existing fire sprinkler system and related equipment requires a construction permit. Additional requirements may be identified during the course of the building plan review. Reference CFC as amended.	Prior to issuance of building permit	Fire Department	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
19.	Fire Alarm and Detection System - Any installation or modification to fire alarm and detection systems and related equipment requires a construction permit. Additional requirements may be identified during the course of the building plan review. Reference CFC as amended.	Prior to issuance of building permit	Fire Department	
20.	Traffic Calming Devices - Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Fire Code Official. Reference CFC as amended.	Prior to issuance of building permit	Fire Department	
21.	Exit signs, door hardware, and exit path marking shall be as required by the CFC riser door shall be posted “FIRE RISER” on the outside of the door.	Prior to issuance of building permit	Fire Department	
22.	Electrical room door shall be posted “ELECTRICAL ROOM” on the outside of the door.	Prior to issuance of building permit	Fire Department	
23.	Fire alarm control panel door shall be posted “FACU” on the outside of the door.	Prior to issuance of building permit	Fire Department	
24.	Roof access door shall be posted “ROOF ACCESS” on the outside of the door.	Prior to issuance of building permit	Fire Department	
25.	Provide a page of all conditions of approval on plans for building permit submittal.	Prior to issuance of building permit	Planning Division, Building Division and Fire Department	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
26.	**Prior to the issuance of a building permit, the applicant shall submit a set of development plans to the Eastvale Sheriff's Department for review and approval to ensure compliance with the following**: PROPERTY SIGN a) Proper display of "No Trespassing or Loitering" signs prominently around business and any exterior perimeter fencing and adhere to City of Eastvale Municipal Code Section 120.05.070, Signs. ADDRESS NUMBERING: b) Prominently displayed address numbering in size and contrasting in color from the building façade or on a fixed sign near the street/main entrances. The numbers need to be visible from the street and interior property sides for any approaching emergency vehicles. No obstructions should limit their visibility (i.e., landscaping). SECURITY PLAN Adequate crime prevention measures, such as security cameras, security guard(s), shall be installed to assist with identifying any suspect(s) of any potential future vandalism or theft attempts. Due to the high possibility of theft/vandalism attempts during construction, additional security measures should be added during that time frame of the proposed construction. All exterior access points should be properly secured and illuminated to make clearly visible any person on or about the premises during the hours of darkness.	Prior to issuance of building permit	Planning Division, Building Division, and Sheriff Department	
Prior to Issuance of Certificate of Occupancy				
27.	A valid business registration application must be approved and issued, prior to certificate of occupancy.	Prior to issuance of certificate of Occupancy	Planning Division and Code Enforcement	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
Ongoing				
28.	The business hours are limited to Monday – Sunday from 12 a.m. – 12 a.m. any change to the hours of operation shall be subject to review and approval of the Community Development Director.	Ongoing	Planning Division and Code Enforcement	
29.	The applicant must keep doors closed at all times to reduce the noise emitted to the property line.	Ongoing	Planning Division and Code Enforcement	
30.	At all times the site shall conform to the City of Eastvale Noise Ordinance.	Ongoing	Planning Division and Code Enforcement	
31.	Trash receptacles shall be provided nearby customer entrances/exits to buildings for all commercial developments.	Ongoing	Planning Division and Code Enforcement	
32.	The applicant shall maintain the adjacent areas and parking lot at all times, keeping them free of any waste generated by customers.	Ongoing	Planning Division and Code Enforcement	
33.	Loitering shall be prohibited outside the premises, and the business operator shall take reasonable measures to prevent persons from congregating or lingering in exterior areas adjacent to the establishment.	Ongoing	Planning Division, Code Enforcement, and RSO	

Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
34.	Representatives of the city shall be authorized at all reasonable times, including during business hours or operating hours, to enter the premises to determine compliance with the provisions of the Eastvale Municipal Code, Health and Safety Code, State and Federal law, and to inspect areas on the premises including, areas accessible to the public, areas accessible to staff and contractors, storage areas, storage containers, waste generating processes, treatment facilities, and discharge locations. Such inspection may include photographing or videotaping the inspection, including any applicable waste, chemicals, storage areas, storage containers, waste generating processes, treatment facilities, and discharge locations	Ongoing	Code Enforcement Department	
35.	All loading and unloading activities occurring onsite, including truck deliveries shall occur during non-business hours so as not to interfere with customer parking.	Ongoing	Planning Division and Code Enforcement	
36.	Store management should regulate the arrival and departure of all employees and restrict the "late-hour" use of the exit for trash removal and unnecessary opening. Adequate security measures should be instituted to eliminate any unauthorized access to the location. Good observation both into and from the location should reduce the likelihood of criminal activity. Having a good physical security plan should benefit the business with respect to "premises liability" for both employees and patrons.	Ongoing	Planning Division, Code Enforcement, and RSO	
37.	"No Trespassing or Loitering" signs shall be displayed prominently around the business (602 P.C.).	Ongoing	Planning Division, Code Enforcement, and RSO	
38.	Any individuals discovered loitering on the property shall immediately be removed from the premises by the owner. Should the owner fail to	Ongoing	Planning Division, Code	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	abate the problems, the Eastvale Sheriff's Department and/or other Riverside County or City of Eastvale enforcement agencies reserve the right to take appropriate enforcement actions to abate the problem, and the permit/alcohol license may be subject to revocation.		Enforcement, and RSO	
39.	The location is required to have the address prominently displayed in a contrasting color from the building façade or on a fixed sign near the street/main entrances. The numbers must be visible from the street and interior property sides for any approaching emergency vehicles. No obstructions should limit their visibility (i.e., landscaping).	Ongoing	Planning Division, Code Enforcement, and RSO	
40.	The applicant shall apply for and pay the appropriate fee for a sign permit application and shall provide details of all proposed signage for City review and approval for compliance with the Sign Program for the retail center prior to the installation of any signage.	Ongoing	Planning Division and Building Division	
41.	The applicant shall comply with all provisions and procedures of the Eastvale Building Department related to the plan check review process. (Please contact the Building and Safety Division at 951-361-0900.)	Ongoing	Planning Division and Building Division	
42.	The applicant may request modifications or revisions to the approved Conditional Use Permit as outlined in the Eastvale Zoning Code.	Ongoing	Planning Division	

General Compliance Items/Requirements and Information

The following items are noted for the applicant's information. These items are generally required for all projects by City ordinances, other local agencies, and state or federal agencies. PLEASE NOTE: This list is not comprehensive. The project is subject to all applicable standards, fees, policies, rules, and regulations for Eastvale and many other agencies, which may include the Jurupa Community Services District, the Riverside County Flood Control and Water Conservation District, and state and federal agencies.

CITY OF EASTVALE
PLANNING COMMISSION NOTICE OF PUBLIC HEARING
FOR PROJECT NO. PLN26-20021 – CONDITIONAL USE PERMIT FOR THE PROPOSED USE OF AN INDOOR FITNESS AND SPORTS FACLITY (DBA FORGE DISTRICT GYM) WITHIN A PORTION OF BUILDING CR-14 OF THE GOODMAN COMMERCE CENTER

NOTICE IS HEREBY GIVEN that the City of Eastvale Planning Commission will hold a public hearing on **Wednesday, May 20, 2026**, at 6:00 p.m. at the Eastvale City Hall Council Chambers located at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752, to consider **Project No. 26-20021 Conditional Use Permit (CUP) for the proposed use of an indoor fitness and sports facility (dba Forge District Gym) located within The Goodman Commerce Center.**

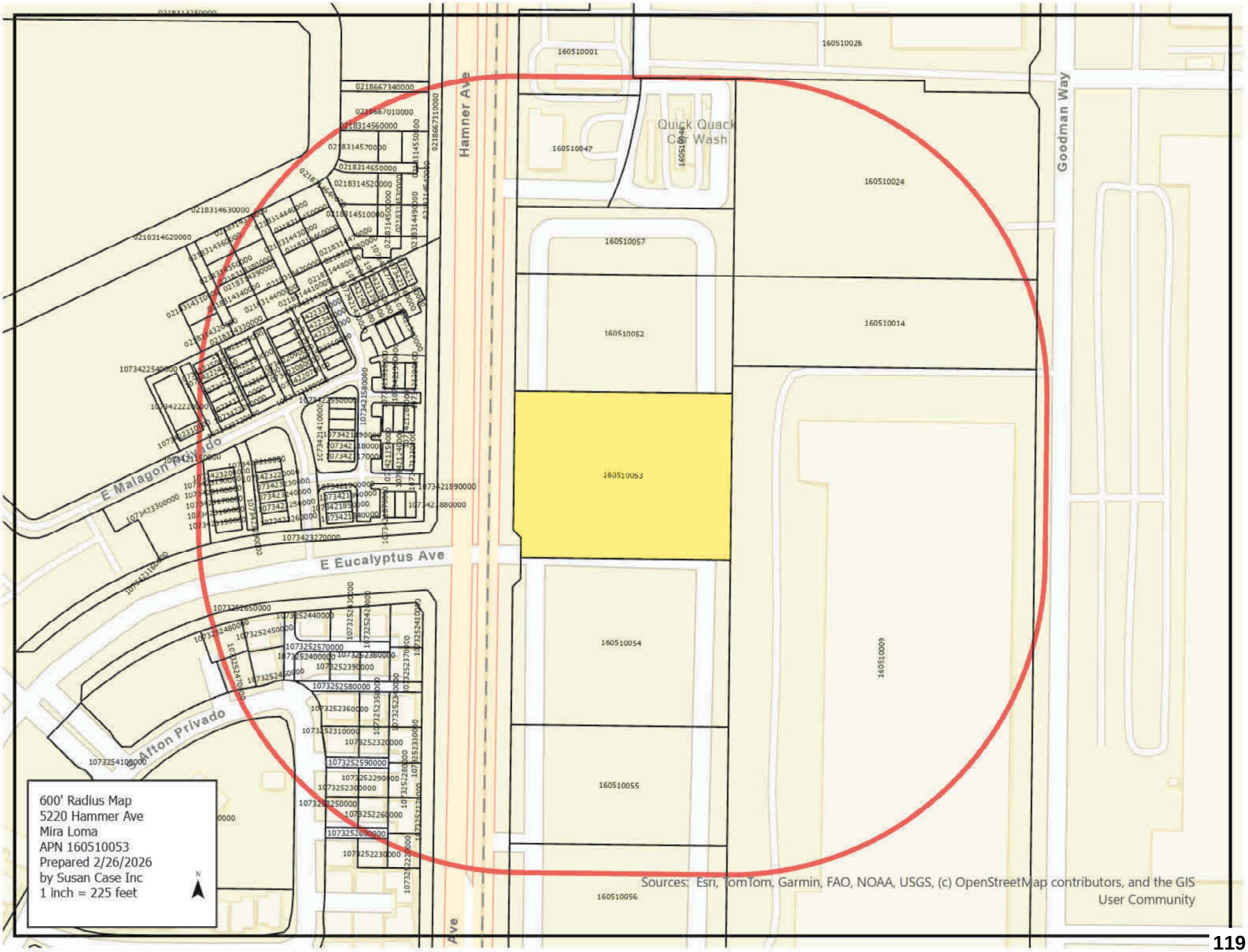
PROJECT DESCRIPTION: The proposed project includes a request for a CUP to allow for an indoor fitness and sports facility consisting of a weight equipment, free weights, cardio equipment, warm up area, VIP longe, recovery area, and two (2) class rooms within a 28,378 portion of an existing 58,422 square foot building (CR-14) within the Goodman Commerce Center.

PROJECT LOCATION: The project is located at 5220 Hamner Avenue - The Goodman Commerce Center (Assessor's Parcel Number: 160-510-053); at the northeast corner of Hamner Avenue and Commerce. The project site is not located on a hazardous materials site listed under Government Code Section 65962.5.

ENVIRONMENTAL: In accordance the California Environmental Quality Act (CEQA) Guidelines Section 15301, Existing Facilities, an action at an existing facility, such as receiving a permit, is considered a Class 1 exemption if the action involves negligible or no expansion of an existing or former use. The proposed CUP would allow for an indoor fitness and sports facility. The proposed CUP would not result in physical changes to the existing structure or environment because the CUP would not change the exterior design of the building beyond what has been previously approved. Therefore, the proposed CUP qualifies for a Class 1 exemption (Section 15301) and no further environmental review pursuant to CEQA is required.

Any person may submit written comments prior to the public hearing or may appear in person before the Planning Commission to be heard. Written comments may be mailed to the City of Eastvale Planning Division located at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752 or via email to Steven D. Fowler at sfowler@eastvaleca.gov . **For the comments to be presented to the Planning Commission at the meeting, all comments made in writing or via e-mail prior to the public hearing must be received by the City of Eastvale Planning Division no later than Wednesday, May 20, 2026, at 5:00 p.m.** Oral and written comments may be submitted directly to the Planning Commission at the public hearing. If you challenge the project in court, you may be limited to raising only those issues you raised at the public hearing as described in this notice or in written correspondence delivered to the Eastvale Planning Commission prior to or at the public hearing.

If you have any questions on the project, contact Steven D. Fowler at (951) 703-4463 or sfowler@eastvaleca.gov


600' Radius Map
5220 Hammer Ave
Mira Loma
APN 160510053
Prepared 2/26/2026
by Susan Case Inc
1 inch = 225 feet
N
Hamner Ave
Goodman Way
E Malagon Privado
E Eucalyptus Ave
Afton Privado
Quick Quack Car Wash
160510001
160510026
160510047
160510024
160510057
160510052
160510014
160510053
160510054
160510009
160510055
160510056
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

CITY OF EASTVALE

AGENDA STAFF REPORT

Planning Commission Meeting
PUBLIC HEARINGS
Agenda Item No. 8.2
May 20, 2026

PLN25-20061 - Major Development Review for Sir Jayaram Temple

Prepared By:

Steven D. Fowler, Assistant Planner

Recommended Action(s)

Staff recommends that the Planning Commission take the following actions:

1. Find that no further environmental review pursuant to the California Environmental Quality Act (CEQA) is required as this project meets the criteria for a Categorical Exemption under Section 15332 (Class 32 – Infill Development projects) of the CEQA Guidelines in that the proposed development will be occurring within city limits on a project site of no more than five acres substantially surrounded by urban uses; and
2. Approve a Major Development Review (PLN25-20061) for the development of a 7,193 square-foot religious building (temple) and a 2,798 square-foot secondary building (commissary) for use as a religious institution and site improvements, subject to conditions of approval.

Summary

The applicant, Jayaram Foundation, Inc., is requesting a Major Development Review (DR) for the development of a 7,193 square-foot religious building (temple) and a 2,798 square-foot secondary building (commissary) and site improvements on a 2.4-acre undeveloped parcel. As detailed below, the requested Major Development Review is consistent with the General Plan and applicable Zoning Code regulations. With implementation of the conditions of approval, the proposed project will be compatible with the existing surrounding uses.

Background

Location

The subject site is located at 7965 Selby Avenue, northwest of Chandler Avenue and Selby Avenue. The site is currently a vacant parcel (Assessor's Parcel Number: 144-110-027), as depicted in **Attachment 1 (Development Plans)**. Surrounding land uses include existing and entitled single family residential uses to the north, existing rural single family residential to the west and south, and single family residential to the east.

Project Description

As shown on the proposed site plan **(Attachment 1)**, the applicant is proposing to develop a new 7,193 square foot religious place of worship building for use as a temple and a 2,798 square-foot secondary building (commissary) on a 2.4-acre vacant lot to accommodate a religious institution use. The religious institution intends to hold operational hours from Monday through Friday from 8:00 a.m. to 12:00 p.m. and 6:00 p.m. to 9:00 p.m. with Saturday and Sunday operational hours from 8:00 a.m. to 8:00 p.m. The temple will have services on Monday and Thursdays from 6:00 p.m. to 8:00 p.m. and Saturdays from 9:00 a.m. to 12:00 p.m. and 5:00 p.m. to 7:00 p.m. with an anticipated 20 to 50 participants that will attend the services.

Analysis

General Plan Consistency

The Eastvale 2040 General Plan land use designation for the subject site is Chandler Policy Area (CH-PA) which allows for the development of a mix of low intensity uses, that are compatible with rural character of the area. The proposed religious institution would be consistent with the surrounding area and is consistent with the General Plan designation for the site of Chandler Policy Area.

Zoning Code Compliance

The project site is within the Chandler Policy Area which is governed by the Eastvale Municipal Code under the Light Agriculture zoning (A-1). The proposed religious institution use is permitted within Light Agriculture zoning. As demonstrated in the table below, the project meets all applicable development standards, and therefore, would be in compliance with the zoning requirements for the site.

Major Development Review

As required by Section 120.02.010 of the Eastvale Zoning Code, the proposed religious institution and site improvements are subject to review and approval of a Major Development Review (DR) by the Planning Commission prior to the issuance of any building permits. Therefore, the applicant has submitted Major Development Review application PLN25-20061 for Planning Commission review and consideration.

As stated above, the Light Agriculture (A-1) serves as the zoning for this site. The proposed project has been reviewed by staff for compliance with the applicable development standards (**Table 1**) and required findings for a Major Development Review as set forth in Section 120.02.010 (C)(5) of the Zoning Code. The required findings are detailed in **Attachment 2 - Resolution (Major Development Review)**.

Table 1: Compliance with Development Standards			
Standard	**Required**	**Proposed**	**Meets Standard**
Lot Size (Gross)	2 acres	2.4 acres	Yes

Lot Width	100 ft. minimum	Approximately 165 linear feet	Yes
Landscape Setback	From Selby Ave: 20-ft. to parking, 30-ft. to building.	>32 ft.	Yes
Building Height	40 ft.	Approximately 30 ft. building and 50 ft. at highest (EMC Sec. 120.05.010. - Dimensional requirements.)	Yes
Off-Street Parking	1 space per 35 square feet of net assembly area used simultaneously for assembly purposes (proposed net assembly area 2,758 sq. ft.): 79 spaces required	**Total: 83** spaces provided	Yes

Design and Architecture

The Eastvale design guidelines encourage the use of various paint colors, building materials, decorative fixtures, varying rooflines, and other methods to create interesting building façades. The proposed building has been designed with Vesara architecture in mind, 360-degree architecture featuring a flat roof with prominent highly detailed decorative towers typical of other temple buildings. A perspective drawing of the proposed building was provided along with colored elevations in **Attachment 1 (Development Plans)**. Decorative features include a projecting canopy with repeating arches and columns, a building cap, roofline variation, Shikhara/Vimana (tower aspect), and all white stucco with gold painted accents throughout the buildings to help create visual interest on all elevations. Based on staff's analysis, the proposed architectural design meets the Eastvale design guidelines. Therefore, staff is supportive of the proposed elevations.

Parking

The proposed project includes parking throughout the site with a total of 83 parking spaces based on the Eastvale Municipal Code (EMC) which requires one (1) space for every 35 square foot of net assembly area used simultaneously for assembly purposes. Based on the floor plan included in **Attachment 1 (Development Plans)** the net assembly area includes the main worship/seating area in the first building (Temple) and the dining area of the second building (commissary). The combined total of these areas is 2,758 square feet, requiring 79 parking spaces to be provided. The applicant is proposing 83 parking spaces, which exceeds the minimum requirement. The proposed project will include a rear area for excess parking for intermittent religious events throughout the year but will not be used for overflow parking regularly. Any changes to assembly area or parking will require the project to return to the Planning Commission for additional review and approval of the project.

Landscaping and Screening

The conceptual landscape plan meets the Eastvale Municipal Code standards of fifteen percent landscape coverage and fifty percent shading in the parking lot. The conceptual landscape plan

included in **Attachment 1 (Development Plans)** demonstrates roughly 27 percent landscape coverage and 38 percent shading within the newly proposed site, including a variety of plants such as Agave, Pink Abelia, Bush Anemone, California Fuchsia, Caramel Alum Root, etc. and shading that includes Coast Live Oak, Bubba Desert Willow, Deodar Cedar, etc. that are consistent with the Eastvale Design standards. The applicant will be installing streetscapes and all on-site landscaping which will remain consistent with the Eastvale Municipal Code landscape as shown on **Attachment 1 (Development Plans)**.

Public Hearing Notification and Comment

The requested Major Development Review requires a notice of public hearing to be published in a local newspaper and mailed to property owners, tenants, and residents within a 600-foot radius of the project site at least 10 days prior to the hearing **(Attachment 4 – Notice of Public Hearing)**. A notice of public hearing was published in the Press Enterprise on May 10, 2026, and mailed to property owners, commercial tenants, and residents on May 7, 2026, for a Planning Commission meeting on May 20, 2026. A map illustrating the properties that received notification is included as **Attachment 5** to this staff report.

Environmental

According to the California Environmental Quality Act (CEQA) Guidelines Section 15332, Infill Development Projects, an action of development is considered a Class 32 exemption if it consists of projects characterized as in-fill development meeting the conditions described in section 15332. The proposed Major Development Review would allow for a religious institution. The proposed Major Development Review would have the proposed development occurring within city limits on a project site of no more than five acres substantially surrounded by urban uses. Therefore, the proposed Major Development Review qualifies for a Class 32 exemption (Section 15332) and no further environmental review pursuant to CEQA is required.

Strategic Plan Action - Priority Level: 3 | Target #: D | Goal #: A

Continue to provide cultural and diverse events and celebrations

Fiscal Impact

There is no direct fiscal impact to the city for the processing of this project.

Prior City Council/Commission Action

On June 18, 2025, the Planning Commission approved entitlements for PLN24-20092 to approve a vesting Tentative Tract Map No. 39264 to subdivide 6.17 acres into 39 single family residential lots, one (1) recreation center lot, and six (6) letter lots (A through F) for private streets and common area purposes on the lot directly to the north of the subject site. The current proposed project will not conflict with the previously entitled residential project on the adjacent parcel.

Attachment(s)

Attachment 1 -Development Plans.pdf
Attachment 2 - Draft Resolution (Major Development Review)
Attachment 3 - Conditions of Approval
Attachment 4 - Notice of Public Hearing
Attachment 5 - Radius Map

PROJECT:

7695 Selby Ave.
Eastvale, CA 92880



VICINITY MAP

PROJECT DIRECTORY

TENANT:

7695 Selby Ave.
Eastvale, CA 92880

OWNER:

SRI JAYARAM CHARITABLE TRUST
3579 E. FOOTHILL BLVD #714
PASADENA, CA. 91107

INDEX:

C.....COVER PAGE
ST-1.....SITE PLAN
A-1.....MAIN TEMPLE FLOOR PLAN
A-1.1.....DINING HALL FLOOR PLAN
S-1.....ROOF PLAN

(E) BUILDING PROJECT DATA:

BUILDING SQ FT:.....	9,991 SQ FT	
LOT SIZE:.....	2.4 ACRES	
OCCUPANCY.....	A-2	
PARCEL NO:.....	144-110-027	
STORIES:.....	SINGLE	
BUILDING HT:.....	SEE ELEVATIONS	
PARKING SPACES:.....	BUILDING SEATING AREA: 1,398/35	= 40 SPACES
	DINING AREA: 1,360 SQ FT/35	= 39 SPACES
	TOTAL PARKING REQUIRED	= 79 SPACES
	ACCESSIBLE PARKING:	= 04
	ACCESSIBLE EV PARKING:	= 02
	AVAILABLE PARKING SPACES:	= 83

Legal Description:
2.40 ACRES IN LOT 85
MB 012/098 PERSIMMON
REPUBLIC ACRES

PROJECT SCOPE OF WORK:

BUILD NEW TEMPLE W/DINING HALL

GENERAL NOTES:

1. BUILDING WILL COMPLY WITH 2025 CALIFORNIA CURRENT DISABLE ACCESS REQUIREMENTS.
2. HANDICAPPED PATH OF TRAVEL AS SHOWN
3. APPLICABLE CODES:

2025 CBC	TITLE 24, PART 2
2025 CEC	TITLE 24, PART 3
2025 CMC	TITLE 24, PART 4
2025 CPC	TITLE 24, PART 5
2025 CEC	TITLE 24, PART 6 (ENERGY)
2025 CA GREEN BUILDING STANDARD CODE	TITLE 24, PART 11

7695 Selby Ave.
Eastvale, CA 92880
APN #144-110-027

REVISIONS

NO.	DATE

PROJECT NAME AND ADDRESS:
7695 Selby Ave.
Eastvale, CA 92880
APN #144-110-027

SHEET TITLE
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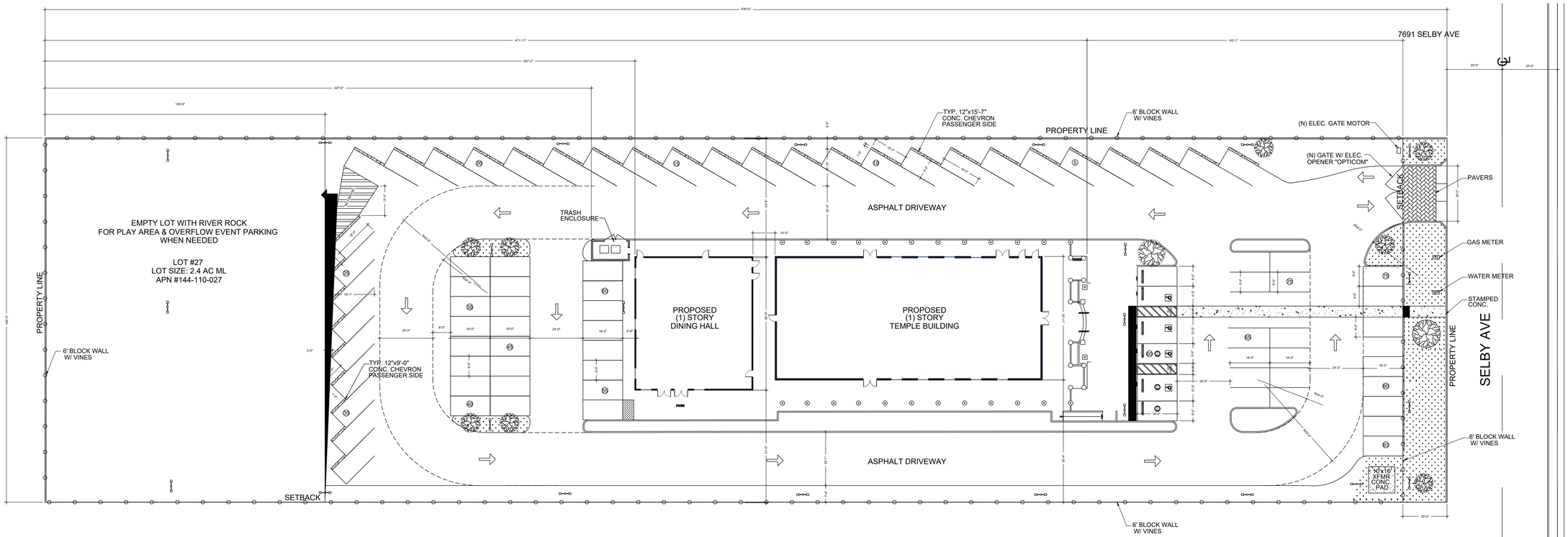
SHEET NO.
C

DRAWN BY:
O.CORDON

APPROVED BY:
-

SCALE: NTS

DATE: 02/23/26



LEGEND:

Ⓗ PARKING SPACES

1 EV ADA PARKING SPACES
1 EV VAN POOL ADA PARKING SPACES
1 ADA PARKING SPACES
1 VAN POOL ADA PARKING SPACES
1 EV PARKING SPACES
78 PARKING SPACES
83 TOTAL SPACES

TRUE NORTH

EAST

SITE PLAN

SCALE: 1"=20'-0"

7695 Selby Ave.
Eastvale, CA 92880
APN #144-110-027

REVISIONS

NO.	DATE

PROJECT NAME AND ADDRESS:
7695 Selby Ave.
Eastvale, CA 92880
APN #144-110-027

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SITE PLAN

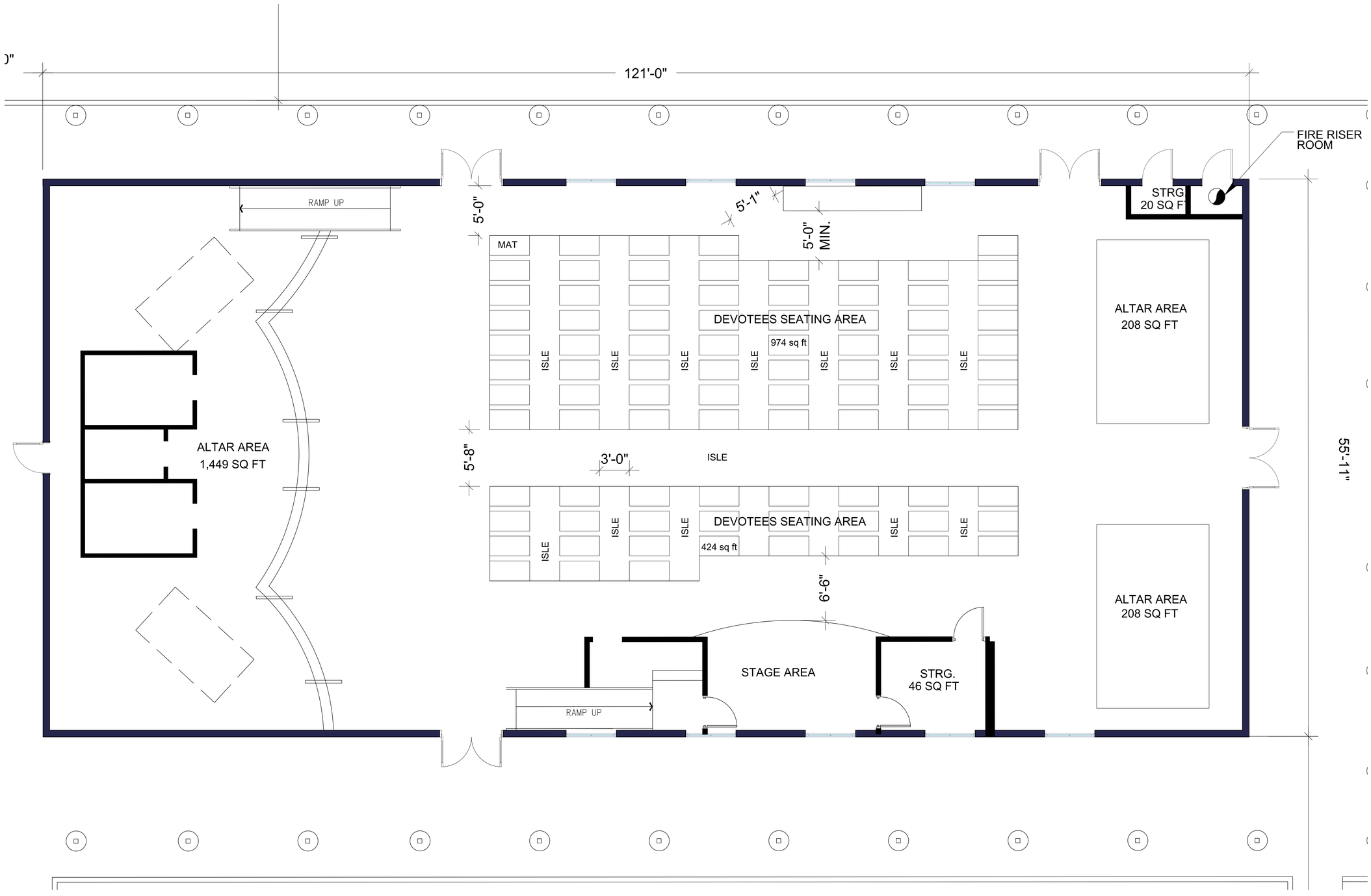
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ST-1

DRAWN BY:
O.CORDON

APPROVED BY:
-

SCALE: 1"=20'-0"

DATE: 02/23/26



MAIN TEMPLE FLOOR PLAN
SCALE: 1/4"=1'-0"

7695 Selby Ave.
Eastvale, CA 92880
APN #144-110-027

REVISIONS

NO.	DATE

PROJECT NAME AND ADDRESS:
7695 Selby Ave.
Eastvale, CA 92880
APN #144-110-027

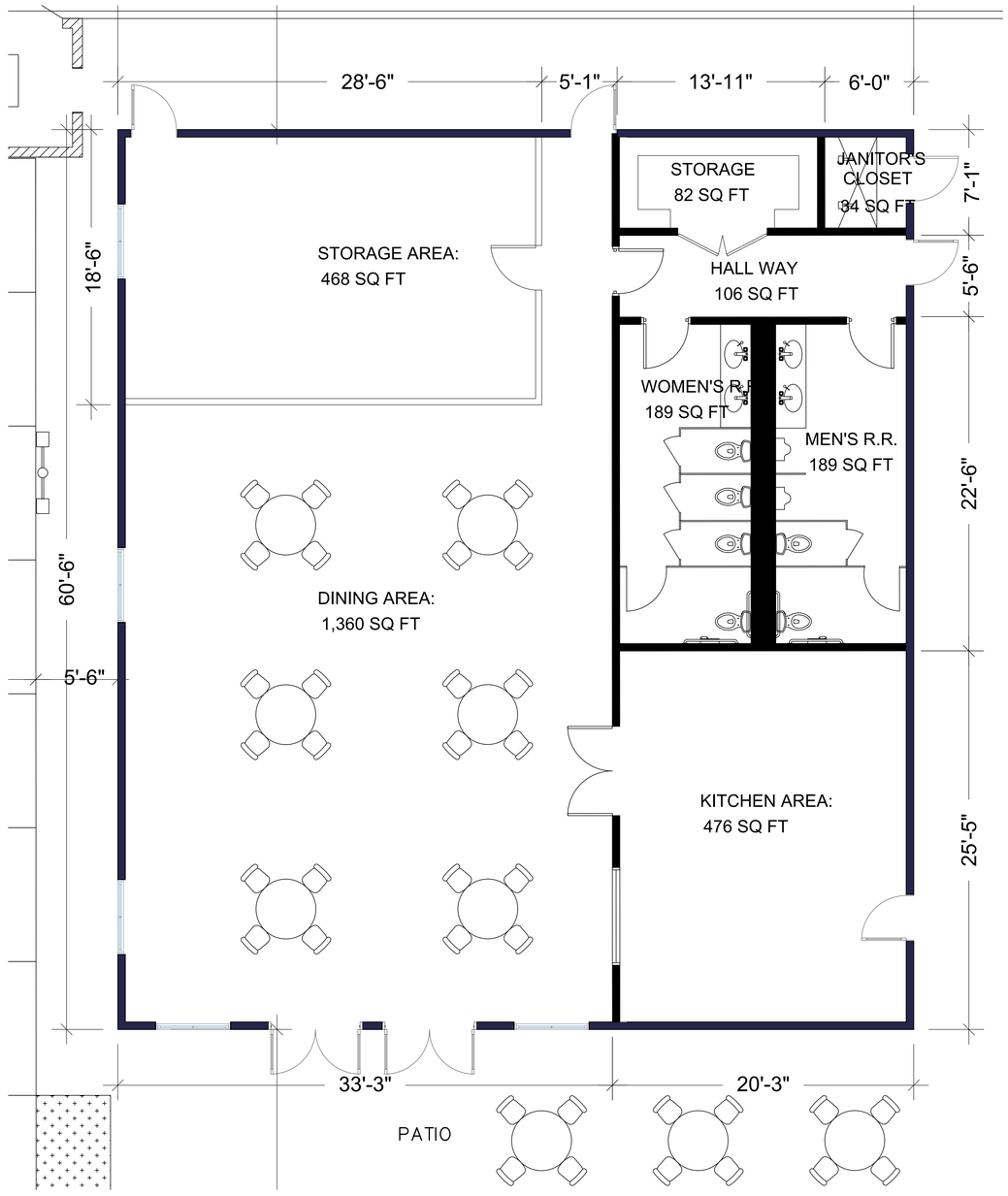
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MAIN TEMPLE FLOOR PLAN

SHEET NO.
A-1

DRAWN BY:
O.CORDON

APPROVED BY:
-

SCALE:	DATE:
1"=20'-0"	02/23/26



DINING HALL FLOOR PLAN
SCALE: 1/4"=1'-0"

7695 Selby Ave.
Eastvale, CA 92880
APN #144-110-027

REVISIONS

NO.	DATE

PROJECT NAME AND ADDRESS:
7695 Selby Ave.
Eastvale, CA 92880
APN #144-110-027

SHEET TITLE
DINING HALL FLOOR PLAN

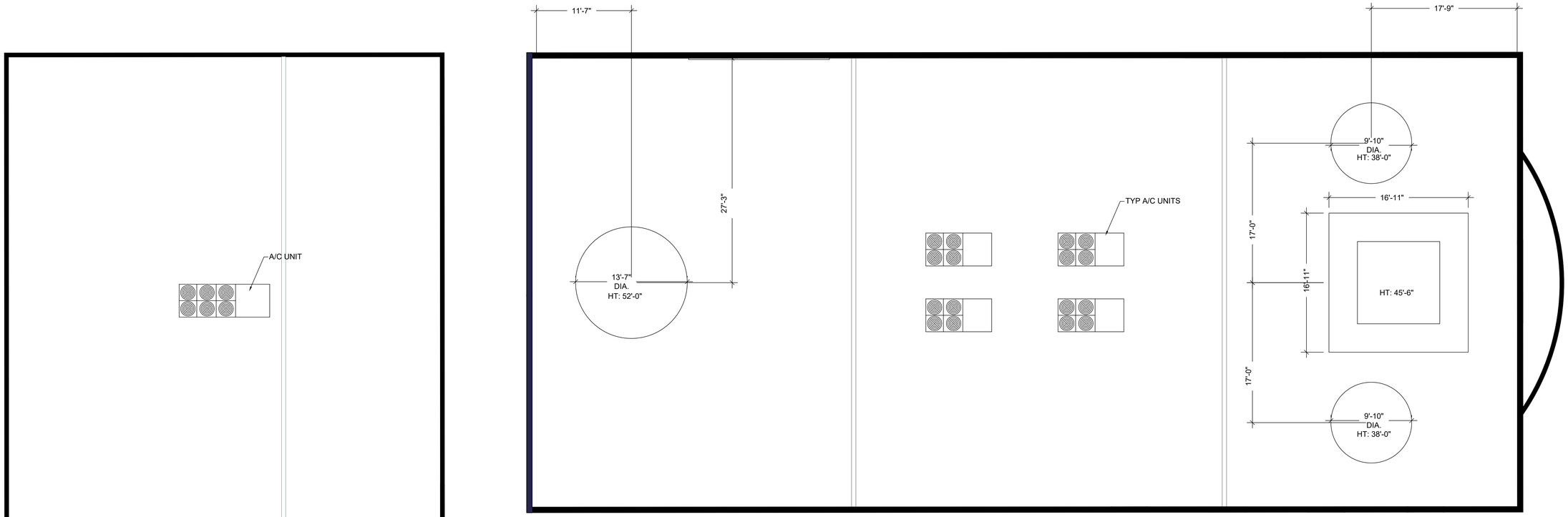
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A-1.1

DRAWN BY:
O.CORDON

APPROVED BY:
-

SCALE: 1"=20'-0"

DATE: 02/23/26



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

7695 Selby Ave.
Eastvale, CA 92880
APN #144-110-027

REVISIONS

NO.	DATE

PROJECT NAME AND ADDRESS:
7695 Selby Ave.
Eastvale, CA 92880
APN #144-110-027

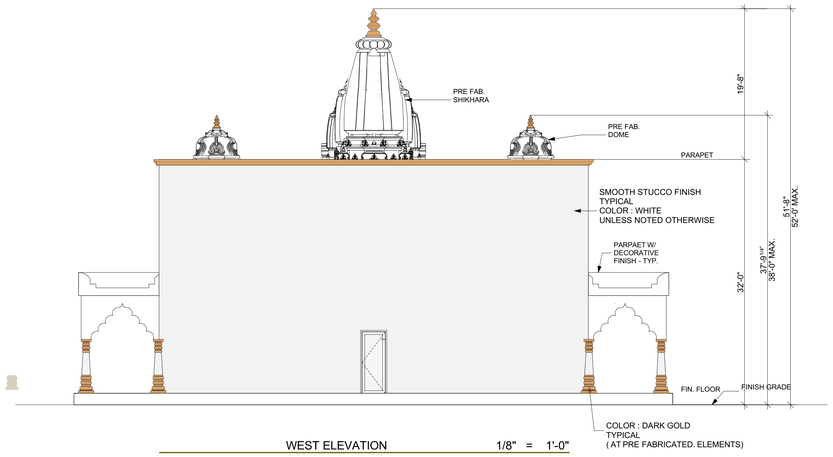
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ROOF PLAN

SHEET NO.
S-1

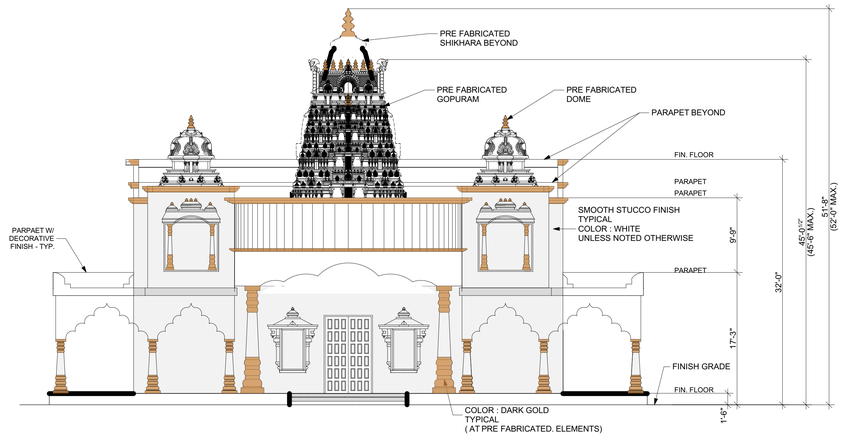
DRAWN BY:
O.CORDON

APPROVED BY:
-

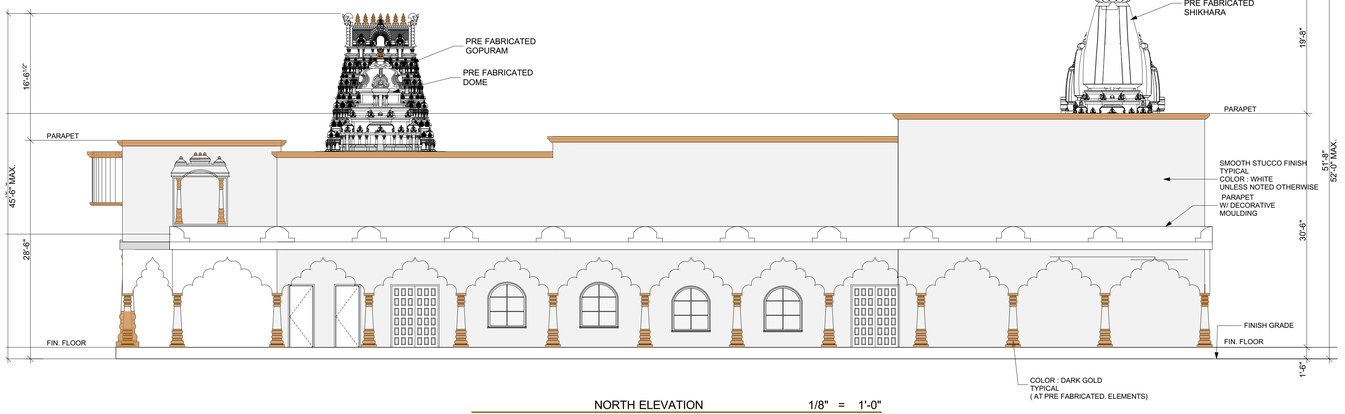
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3/16"=1'-0"	02/23/26



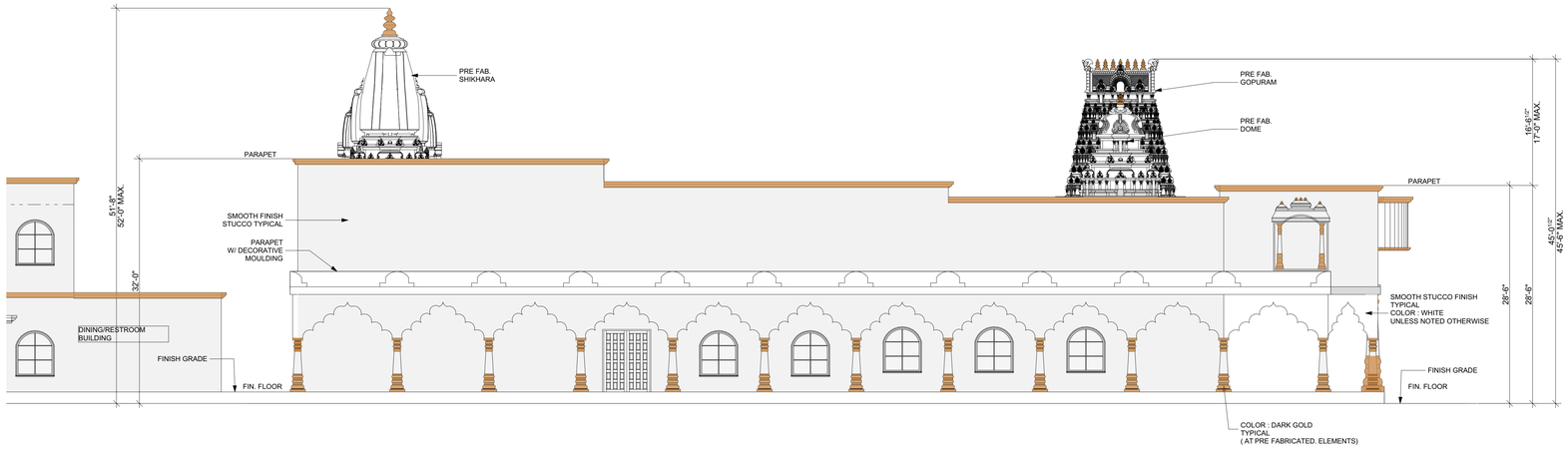
WEST ELEVATION 1/8" = 1'-0"



EAST ELEVATION 1/8" = 1'-0"



NORTH ELEVATION 1/8" = 1'-0"



SOUTH ELEVATION 1/8" = 1'-0"

EXTERIOR COLORS
WHITE : SHERWIN WILLIAMS, PURE WHITE SW 7005
DARK GOLD : SHERWIN WILLIAMS, COLONIAL YELLOW SW0030

TEMPLE BUILDING

N. G. PATEL ARCHITECTS INC.
6220 GOSHEN STREET
SIMI VALLEY, CA 93063
PH. : (805) 522-7159
LICENSED ARCHITECT
NIRANJAN G. PATEL
NO. C28054
REN. 7-31-27
STATE OF CALIFORNIA

THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH THE ARCHITECT.

CONSULTANT

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT

PROJECT :
SRI SAI RAM MANDIR
7595 SELBY AVENUE
EASTVALE, CA 92880
OWNER :
SRI JAYRAM CHARITABLE TRUST
3579 E. FOOTHILL BLVD. #714
PASADENA, CA 91107

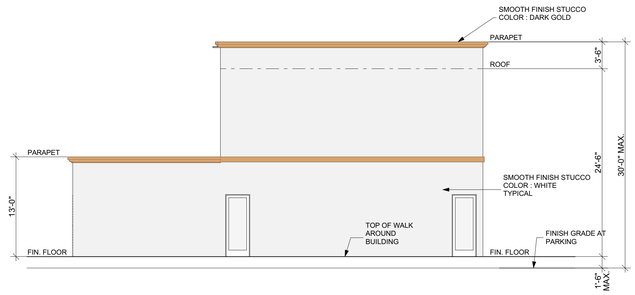
PROJECT NO.
2474

SHEET TITLE
EXTERIOR ELEVATION-
MAIN TEMPLE BUILDING

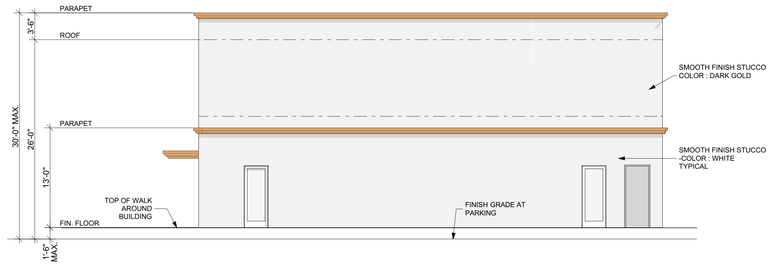
DATE
4/21/2026

Plotted On: 4/21/2026

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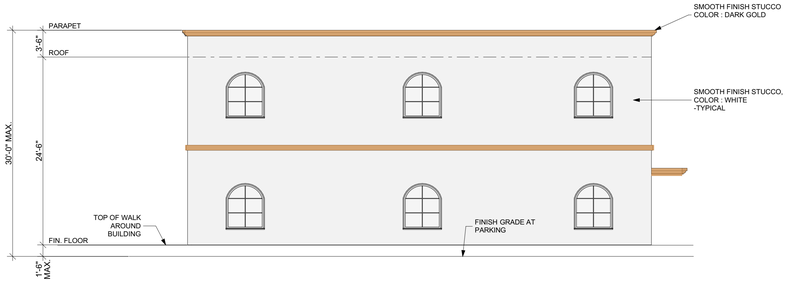


B NORTH ELEVATION 1/8" = 1'-0"

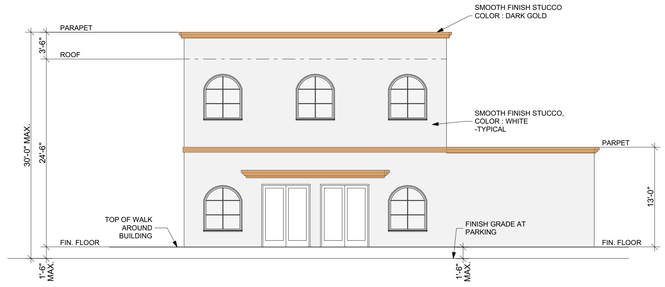


B EAST ELEVATION 1/8" = 1'-0"

EXTERIOR COLORS
WHITE : SHERWIN WILLIAMS, PURE WHITE SW 7005
DARK GOLD : SHERWIN WILLIAMS, COLONIAL YELLOW SW0030



B WEST ELEVATION 1/8" = 1'-0"



B SOUTH ELEVATION 1/8" = 1'-0"

DINING & RESTROOM BUILDING

N. G. PATEL ARCHITECTS INC.
6220 GOSHEN STREET
SIMI VALLEY, CA 93063
PH. : (805) 522-7159

LICENSED ARCHITECT
NIRANJAN G. PATEL
NO. C28054
REN. 7-31-27
STATE OF CALIFORNIA

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CONSULTANT

REVISIONS

NO	DATE	DESCRIPTION

PROJECT

PROJECT :
SRI SAI RAM MANDIR
7595 SELBY AVENUE
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SRI JAYRAM CHARITABLE TRUST
3579 E. FOOTHILL BLVD. #714
PASADENA, CA 91107

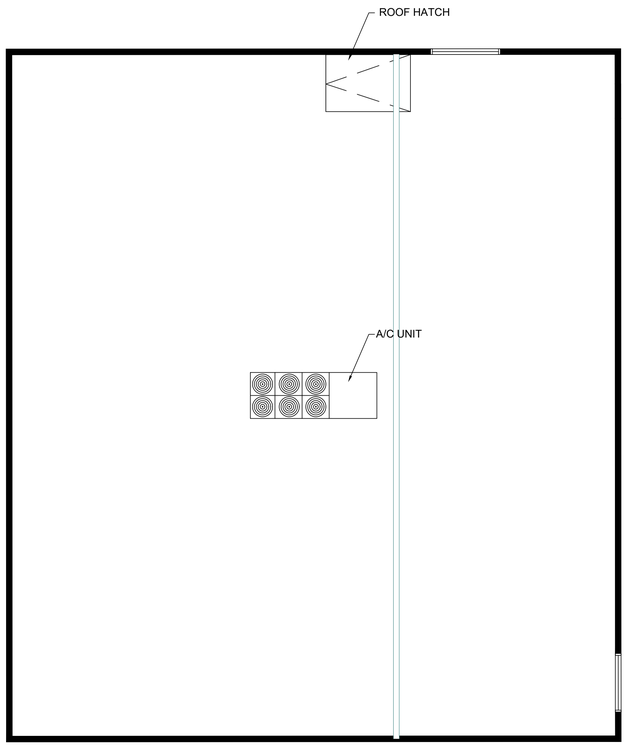
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2474

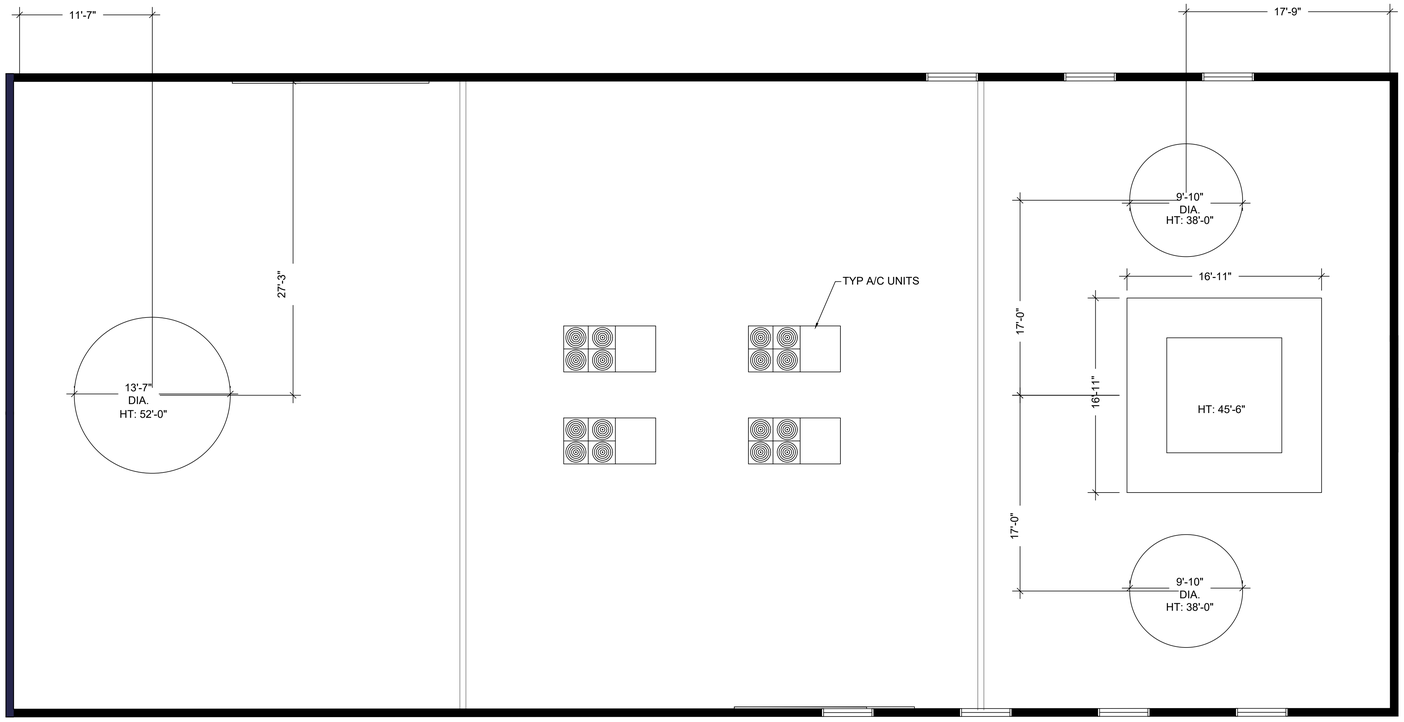
SHEET TITLE
EXTERIOR ELEVATION-
DINING & RESTROOM

DATE
4/21/2026

Plotted On: 4/21/2026

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

7695 Selby Ave.
Eastvale, CA 92880
APN #144-110-027

REVISIONS

NO.	DATE

PROJECT NAME AND ADDRESS:
7695 Selby Ave.
Eastvale, CA 92880
APN #144-110-027

SHEET TITLE
ROOF PLAN

SHEET NO.
S-1

DRAWN BY:
O.CORDON

APPROVED BY:
-

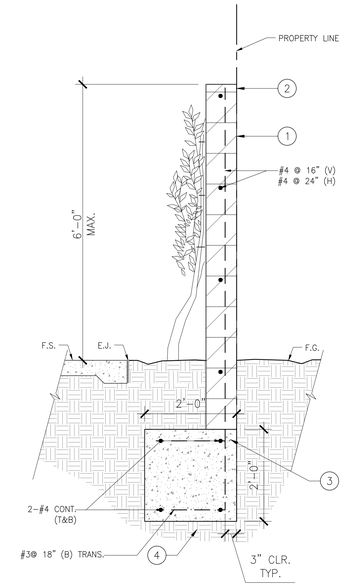
SCALE:	DATE:
3/16"=1'-0"	02/05/26

LEGEND

1. 8x8x16 CMU BLOCK, FINISH: PRECISION, COLOR: BUFF, MANUF: ORCO, RUNNING BOND. GROUT SOLID.
2. 2x8x16 CMU CAP. PRECISION FINISH. COLOR TO MATCH BLOCK.
3. CONC. FOOTING.
4. COMPACTED SUB-GRADE, PER GEOTECHNICAL REPORT.

NOTE

A. FINAL FOOTING SIZE AND REINFORCEMENT PER STRUCTURAL ENGINEER.



CMU WALL AT PERIMETER - 6' HT.

SCALE: 3/4" = 1'-0"

CMU WALL AT PERIMETER - 6 FT. HT..dwg

SYMBOL	BOTANICAL NAME "COMMON NAME"	SIZE HT. X SPREAD	REMARKS	WUCOLS
AG	AGAVE 'BLUE GLOW' "AGAVE"	5 GAL. 1'-2" X 2'-3"	SUCCULENT	LOW
AEG	ABELIA GRANDIFLORA 'EDWARD GOUCHER' "PINK ABELIA"	3'-5" X 3'-5'	EVERGREEN / SEMI-EVERGREEN PINK FLOWERS	MED
	ACHILLEA 'MOONSHINE' 'YELLOW YARROW'	2' X 2'	YELLOW FLOWERS SPREADING	LOW
BSC	BACCHARIS X 'STERILE CENTENNIAL' 'STARN COYOTE BRUSH'	5 GAL. 3' X 4-5'	LOW MOUNDING SHRUB	LOW
BPP	BACCHARIS PILULARIS "PIGEON POINT" 'DWARF COYOTE BUSH'	5 GAL. 2-3' X 7-9'	EVERGREEN	LOW
	CALAMAGROSTIS FOLIOSA "MENDOCINO REEDGRASS"	1-2" X 1'2"	CA NATIVE GRASS / EVERGREEN	LOW
	CAREX PANSA "FOOTHILL SEDGE"	1 GAL. @ 12" O.C. 6"-8" HT.	LAWN ALTERNATIVE	MED
	CAREX TUMULICOLA "BERKELEY SEDGE"	1.5' X 2'	GRASS / EVERGREEN	LOW
CC	CALLIANDRA CALIFORNICA "BAJA FAIRY DUSTER"	5 GAL. 3'-4" X 4'-5'	CA NATIVE RED FLOWERS	LOW
CCE	CARPENTERIA CALIFORNICA 'ELIZABETH' "BUSH ANEMONE"	4-6' X 3-5'	EVERGREEN WHITE FLOWERS	LOW
EC	ELYMUS CONDENSATUS 'CANYON PRINCE' "CANYON PRINCE WILD RYE"	5 GAL. 4' X 3'	ORNAMENTAL GRASS, BLUE GREEN FOLIAGE	LOW
EP	EPILOBIUM CALIFORNICA "CALIFORNIA FUCHSIA"	1-2' X 2-3'	CA NATIVE/ EVERGREEN RED FLOWERS	LOW
GS	GALVEZIA SPECIOSA 'FIRECRACKER' "FIRECRACKER ISLAND SNAPDRAGON"	3-4' X 4-5'	CA NATIVE / EVERGREEN RED FLOWERS	LOW
	IRIS DOUGLASIANA "DOUGLAS IRIS"	12-18" X 1-2'	EVERGREEN PURPLE FLOWER	MED
JHH	JUNIPERUS HORIZONTALIS 'HUGHES' "HUGHES JUNIPER"	5 GAL. 1' X 6-8'	EVERGREEN	LOW
M	MAHONIA REPENS "CREEPING MAHONIA"	5 GAL. @ 24" O.C. 1' X 3'	CA NATIVE / EVERGREEN YELLOW FLOWERS	MED
MA	MIMULUS AURANTIACUS "STICKY MONKEY FLOWER"	5 GAL. 2-3' X 2-3'	CA NATIVE / EVERGREEN ORANGE FLOWER	V. LOW
MW	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD' "WHITE CLOUD MUHLY"	5 GAL. 3'-4" X 2'-4'	ORNAMENTAL GRASS	LOW
MR	MUHLENBERGIA RIGENS "DEER GRASS"	4' X 4'	ORNAMENTAL GRASS, CA NATIVE	LOW
P	PENSTEMON HETEROPHYLLUS 'MARGARITA BOP' "BLUE BEDDER PENSTEMON"	1.5' -2'X X 2-3'	CA NATIVE EVERGREEN	LOW
SA	SALVA GREGGII 'ALBA' "WHITE TEXAS SAGE"	5 GAL. 2-3' X 2-3'	EVERGREEN WHITE FLOWER	LOW
SS	SALVA SPATHACEA "HUMMINGBIRD SAGE"	5 GAL @ 36" O.C. 1-2' X 4-5'	CA NATIVE EVERGREEN	LOW
SG	SALVA GREGGII 'RED' "AUTUMN SAGE"	5 GAL. 2-4' X 2-4'	SEMI-EVERGREEN RED FLOWER	LOW
SLM	SALVA LEUCANTHA 'MIDNIGHT' "PURPLE MEXICAN SAGE"	5 GAL. 3-4' X 4-6'	EVERGREEN PURPLE FLOWER	LOW

VINE LEGEND

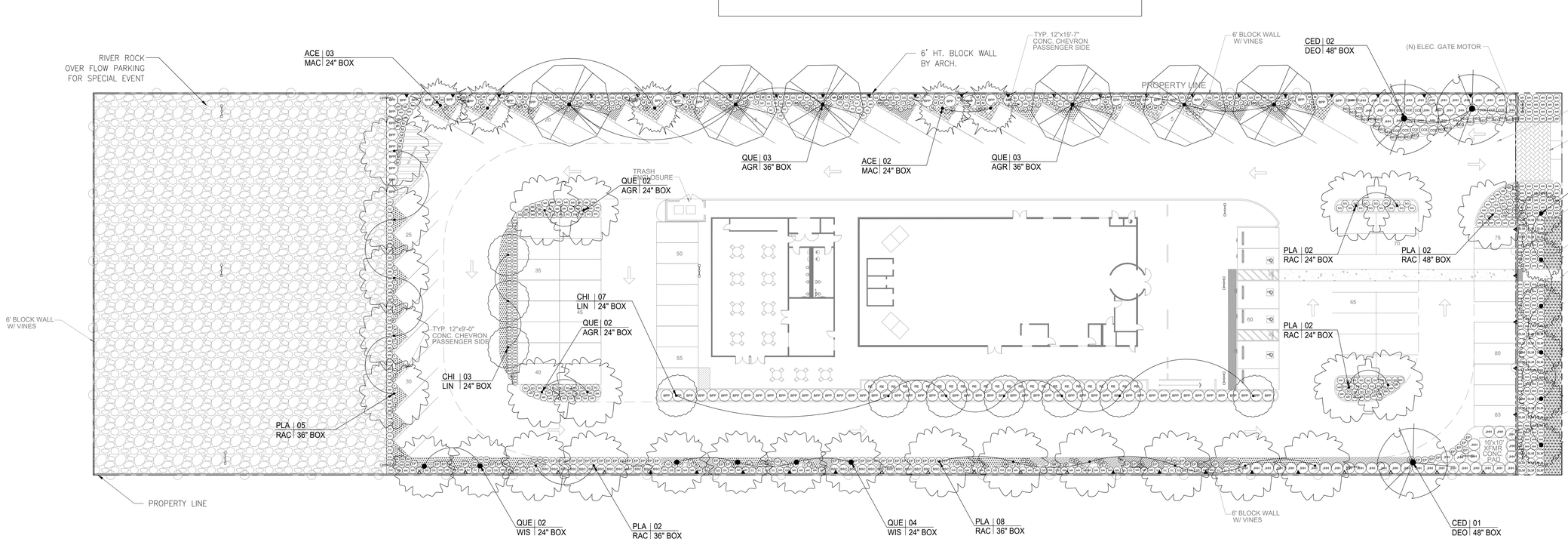
SYMBOL	BOTANICAL NAME "COMMON NAME"	SIZE HT. X SPREAD	REMARKS	WUCOLS (LOS ANGELES)
▲	DISTICTIS BUCCINATORIA "BLOOD RED TRUMPET VINE"	15 GAL.	RED FLOWERS, TENDRILS, DENSE/HEAVY GROWTH,	MED
▲	LONICERA JAPONICA "JAPANESE HONEYSUCKLE"	15 GAL.	WHITE FLOWER, TWINING, MAYBE INVASIVE	LOW
△	MACFADYENA UNGUIS-CATI "CATS CLAW VINE"	15 GAL.	YELLOW FLOWER, TENDRILS, WALL-CLIMBING	LOW

TREE LEGEND

SYMBOL	BOTANICAL NAME "COMMON NAME"	SIZE HT. X SPREAD	REMARKS	QTY	WUCOLS (LOS ANGELES)
ACE MAC	ACER MACROPHYLLUM "BIG LEAF MAPLE"	24" BOX 30-70' X 30-50'	CA NATIVE DECIDUOUS	5	HI
CED DEO	CEDRUS DEODARA "DEODAR CEDAR"	48" BOX 80' - 40'	EVERGREEN	3	MED
CHI LIN	CHILOPSIS LINEARIS 'BUBBA' "BUBBA DESERT WILLOW"	24" BOX 25-30' X 25-30'	CA NATIVE DECIDUOUS	10	LOW
PIS CHI	PISTACIA CHINENSIS "CHINESE PISTACHE"	48" BOX 30-60' X 30-60	DECIDUOUS	6	MED
PLA RAC	PLATANUS RACEMOSA "CALIFORNIA SYCAMORE"	24" & 36" BOX 30-80' X 20-50'	CA NATIVE DECIDUOUS	22	MOD
QUE AGR	QUERCUS AGRIFOLIA "COAST LIVE OAK"	24" & 36" BOX 20-70' X 25-80'	CA NATIVE EVERGREEN	6	LOW
QUE WIS	QUERCUS WISLIZENII "INTERIOR LIVE OAK"	24" BOX 30-75' X 35-80'	CA NATIVE EVERGREEN	6	V. LOW

TREE COUNT SUMMARY

TOTAL NO. OF TREES	=	59
NO. OF 24" BOX TREES REQD. 50%	=	29
NO. OF 24" BOX TREES PROVIDED	=	30
NO. OF 36" BOX TREES REQD. 30%	=	18
NO. OF 36" BOX TREES PROVIDED	=	19
NO. OF 48" BOX TREES REQD. 20%	=	11
NO. OF 48" BOX TREES PROVIDED	=	10



SCALE: 1" = 20'

0 10' 20' 40' 80'

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REVISIONS

NO.	DATE

0 Selby Ave.
Eastvale, CA 92880
APN #144-110-027

TGP
Landscape Architecture
Site Planning
Urban Design
PO Box 1234 Manhattan CA 90321
(310) 545-4663 www.tgparch.com

PROJECT NAME AND ADDRESS:
0 Selby Ave.
Eastvale, CA 92880
APN #144-110-027

SHEET TITLE
PLANTING PLAN

SHEET NO.
L1

DRAWN BY:

APPROVED BY:
-

SCALE:

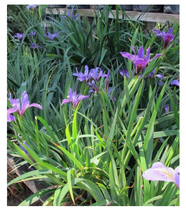
DATE:
12/18/25

GROUND LEVEL - TREES

						
CEDRUS DEODARA "DEODAR CEDAR"	CHILOPSIS LINEARIS 'BUBBA' "BUBBA DESERT WILLOW"	PISTACIA CHINENSIS "CHINESE PISTACHE"	PLATANUS RACEMOSA "CALIFORNIA SYCAMORE"	QUERCUS AGRIFOLIA "COAST LIVE OAK"	QUERCUS LOBATA "VALLEY OAK"	QUERCUS WISLIZENII "INTERIOR LIVE OAK"

GROUND LEVEL - SHRUBS

								
AGAVE 'BLUE GLOW' "AGAVE"	ABELIA GRANDIFLORA 'EDWARD GOUCHER' "PINK ABELIA"	ACHILLEA 'MOONSHINE' "YELLOW YARROW"	BACCHARIS X 'STERILE CENTINNIAL' "STARN COYOTE BUSH"	BACCHARIS PILULARIS 'PIGEON POINT' "DWARF COYOTE BUSH"	CALAMAGROSTIS FOLIOSA "MENDOCINO REEDGRASS"	CAREX PANSA "FOOTHILL SEDGE"	CAREX TUMULICOLIA "BERKELEY SEDGE"	CALLIANDRA CALIFORNICA "BAJA FAIRY DUSTER"

								
CARPENTERIA CALIFORNICA 'ELIZABETH' "BUSH ANEMONE"	ELYMUS CONDENSATUS 'CANYON PRINCE' "CANYON PRINCE WILD RYE"	EPILOBIUM CALIFORNICA "CALIFORNIA FUCHSIA"	GALVEZIA SPECIOSA 'FIRECRACKER' "FIRECRACKER ISLAND SNAPDRAGON"	HEUCHERA 'CARMEL' PP 16560 "CARMEL ALUM ROOT"	HEUCHERA MAXIMA "ISLAND ALUM ROOT"	IRIS DOUGLASIANA "DOUGLAS IRIS"	JUNIPERUS HORIZONTALIS 'HUGHES' "HUGHES JUNIPER"	MAHONIA REPENS "CREEPING MAHONIA"

							
MIMULUS AURANTIACUS "STICKY MONKEY FLOWER"	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD' "WHITE CLOUD MUHLY"	MUHLENBERGIA RIGENS "DEER GRASS"	PENSTEMON HETEROPHYLLUS 'MARGARITA BOP' "BLUE BEDDER PENSTEMON"	SALVIA GREGGII 'ALBA' "WHITE TEXAS SAGE"	SALVIA GREGGII 'RED' "AUTUMN SAGE"	SALVIA LEUCANTHA 'MIDNIGHT' "PURPLE MEXICAN SAGE"	SALVIA SPATHACEA "HUMMINGBIRD SAGE"

D:\2025\2519 SJCT 7701 Selby Ave Eastvale\Drawings\L4 - PLANT IMAGES.dwg, 12/18/2025 7:02:38 PM, Caroline Najarian, DWG To PDF.pc3

0 Selby Ave.
Eastvale, CA 92880
APN #144-110-027

REVISIONS

NO.	DATE

PROJECT NAME AND ADDRESS:
0 Selby Ave.
Eastvale, CA 92880
APN #144-110-027

SHEET TITLE
PLANT IMAGES

SHEET NO.
L4

DRAWN BY:

APPROVED BY:
-

SCALE:

DATE:
12/18/25



0 Selby Ave.
Eastvale, CA 92880
APN #144-110-027

TGP

REVISIONS

NO.	DATE

PROJECT NAME AND ADDRESS:
0 Selby Ave.
Eastvale, CA 92880
APN #144-110-027

SHEET TITLE
ENTRANCE ELEVATION

SHEET NO.
L5

DRAWN BY:

APPROVED BY:
-

SCALE:

DATE:
12/18/25

RESOLUTION NO. 26-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EASTVALE, CALIFORNIA, APPROVING MAJOR DEVELOPMENT REVIEW PLN25-20061 TO CONSTRUCT A NEW 7,193 SQUARE-FOOT RELIGIOUS BUILDING (TEMPLE) AND A 2,798 SQUARE FOOT SECONDARY BUILDING (COMMISSARY) AND SITE IMPROVEMENTS ON A 2.4-ACRE VACANT LOT LOCATED AT THE SOUTHEAST CORNER OF LIMONITE AVENUE AND ARCHIBALD AVENUE

WHEREAS, Major Development Review PLN25-20061 is requested by the applicant, Sri Jayaram, to construct a new 7,193 square-foot religious building (temple) and a 2,798 square-foot secondary building (commissary) and site improvements on a 2.4-acre vacant lot within the Chandler Policy Area; and

WHEREAS, pursuant to Section 15332 of the California Environmental Quality Act (CEQA) Guidelines, the city conducted an analysis for a Class 32 exemption for projects characterized as in-fill development meeting the conditions described in section 15332. The proposed Major Development Review would allow for a religious institution. The proposed Major Development Review would have the proposed development occurring within city limits on a project site of no more than five acres substantially surrounded by urban uses. Therefore, the proposed Major Development Review qualifies for a Class 32 exemption (Section 15332) and no further environmental review pursuant to CEQA is required; and

WHEREAS, on May 10, 2026, the City of Eastvale City Clerk published a legal notice in compliance with state law concerning Major Development Review PLN25-20061 in the *Press Enterprise*, a local newspaper of general circulation, regarding the Planning Commission meeting on May 20, 2026. In addition, on May 7, 2026, a public hearing notice was mailed to each property owner and commercial tenant within a 600-foot radius of the project site, indicating time, date, and place of the public hearing for Major Development Review PLN25-20061.

WHEREAS, the City of Eastvale Planning Commission conducted a duly noticed public hearing on May 20, 2026, at which public testimony was received concerning Major Development Review PLN25-20061, and at which time the Planning Commission considered the proposed request and recommended approval of Major Development Review PLN25-20061.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF EASTVALE, DOES HEREBY RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. FINDINGS FOR CEQA:

Religious institution development is consistent with a Class 32 exemption as it consists of a project characterized as in-fill development meeting the conditions described in section 15332. The proposed Major Development Review would allow for a religious institution. The proposed Major

Development Review would have the proposed development occurring within city limits on a project site of no more than five acres substantially surrounded by urban uses. The proposed project is on an 2.4-acre parcel with residential to the north, east and west of the project site. Therefore, the proposed Major Development Review qualifies for a Class 32 exemption (Section 15332) and no further environmental review pursuant to CEQA is required.

SECTION 2. MAJOR DEVELOPMENT REVIEW FINDINGS

The criteria and required findings for a Major Development Review are outlined in Section 120.02.010 "Development Review." The Planning Commission may approve a Major Development Review, with or without conditions, only after first making specific findings. The required findings and an analysis of the merits of the Major Development Review application are listed below:

Finding 1: The proposed project is consistent with the objectives of the general plan, and complies with applicable zoning regulations, specific plan provisions, special planning area provisions, design guidelines, and improvement standards adopted by the city.

Evidence: The General Plan land use designation of the proposed site is Chandler Policy Area (CH-PA). The CH-PA land use designation allows for the development of a mix of low intensity uses, that are compatible with rural character of the area. The site is also governed by the Eastvale Municipal Code under the Light Agriculture zoning (A-1). The proposed religious institution use is permitted within Light Agriculture zoning. The proposed religious institution would be consistent with the surrounding area and is consistent with the General Plan designation and Zoning.

Finding 2: The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

Evidence: The proposed project has been designed to conform to the logical pattern of development as envisioned by the Eastvale General Plan and has been designed to satisfy the General Plan design policies and the citywide Design Guidelines. The project has been designed with high-quality urban design, architecture, and landscaping further complementing the Chandler Policy Area. Additionally, the project has been designed to meet the requirements and development standards of the Eastvale Zoning Code.

Finding 3: The architecture, including the character, scale and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing and similar elements, establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

Evidence: The architectural theme of the proposed religious institution is compatible with the current design of other temples throughout the region. These standards focus on high quality design and articulation to provide visual interest and variety (both vertically and horizontally). The proposed building has been designed with Vesara architecture in mind, 360-degree architecture featuring a flat roof with prominent decorative towers that is typical of other temple buildings. Decorative features include a projecting canopy, a building cap, roofline variation, Shikhara/Vimana (tower aspect), and all white stucco with gold painted accents throughout the buildings to help create visual interest on all elevations. Thus, the proposed design is consistent with the Eastvale Zoning Code and the General Plan.

Finding 4: The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Evidence: The proposed project is conditioned to ensure adequate circulation to and from the site. All streets have also been designed to handle the type and quantity of vehicular traffic associated with the project proposal.

Finding 5: If the project is located within the Chino Airport influence area, the proposed project is consistent with the most recently adopted version of the airport land use compatibility plan.

Evidence: The project site is located within Land Use Compatibility Zone D of the Chino Airport and is subject to consistency with the Airport Land Use Compatibility Plan (ALUCP). The Riverside County Airport Land Use Commission (ALUC) acts in an advisory capacity when reviewing development projects for compatibility with the ALUCP. The project has been reviewed with consideration of the intensity requirements pursuant to ALUCP Policy CH 2.6.1, the site would be able to sufficiently accommodate the intensity requirements. Conditions have also been included as part of the project requirements for the applicant to submit an application to ALUC and obtain an official consistency determination on the project prior to building permit issuance.

SECTION 3. MULTIPLE SPECIES HABITAT CONSERVATION PLAN

Finding: The project is found to be consistent with the Multiple Species Habitat Conservation Plan (MSHCP). The project is located outside of any MSHCP criteria area with no evidence of sensitive biological resources.

Evidence: The project is located outside of any MSHCP criteria area, and mitigation is provided through payment of MSHCP Mitigation Fees.

SECTION 4. RECORD OF PROCEEDING

The documents and other materials that constitute the record of the proceedings upon which the Planning Commission's decision is based, which include but are not limited to the environmental documents, staff reports, as well as all materials that support the staff reports for the proposed project, are located in the City Clerk's office of the City of Eastvale at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752. The custodian of these documents is the City Clerk of the City of Eastvale.

SECTION 4. DETERMINATION

Based upon the findings outlined in Sections 1 to 3 above, the Planning Commission of the City of Eastvale hereby approves Major Development Review PLN25-20061 to construct a new 7,193 square-foot religious building (temple) and a 2,798 square-foot secondary building (commissary) and site improvements on a 2.4-acre vacant lot, subject to conditions of approval.

PASSED, APPROVED AND ADOPTED this 20th day of May 2026.

_____
April Rodriguez-Plott
Chair

APPROVED AS TO FORM:

_____
Chad Herrington
Assistant City Attorney

ATTEST:

_____
Jessica Cooper
Senior Management Analyst

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF EASTVALE)

I, Jessica Cooper, Senior Management Analyst of the City of Eastvale, California, do hereby certify that the foregoing Planning Commission Resolution No. 26-XX, was duly adopted by the Planning Commission of the City of Eastvale, California, at a meeting held on the 20th day of May 2026 by the following vote:

AYES:

NOES:

ABSENT:

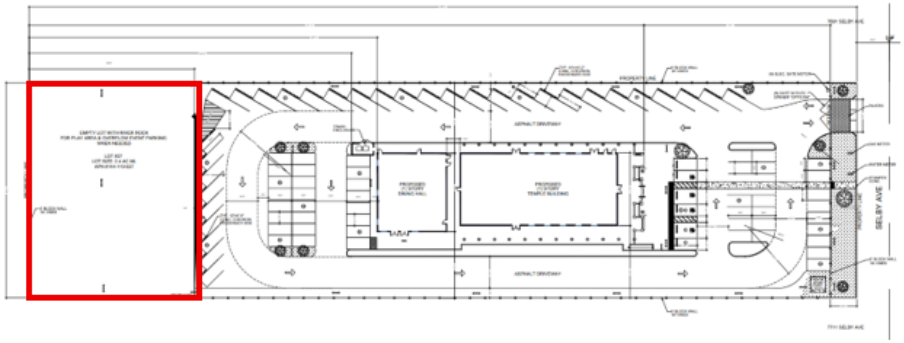
ABSTAIN:

_____
Jessica Cooper
Senior Management Analyst

CONDITIONS OF APPROVAL				
Planning Application Number and Description: Project No. PLN25-20061 – Major Development Review No. 25-20031 for the site planning and development of a new 7,193 square-foot religious building (temple) and a 2,798 square-foot secondary building (commissary) for use as a religious institution located on a 2.4-acre vacant lot within the Chandler Policy Area.				
Assessor's Parcel Number: 144-110-027				
Planning Commission Date: May 20, 2026				
	Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
Standard Conditions/Requirements				
1.	The applicant shall review and sign below verifying the "Acceptance of the Conditions of Approval" and return the signed page to the Eastvale Planning Division. The signed statement of acceptance is required prior to submittal for Building and Grading plan check and issuance of Building and Grading Permits. Applicant Signature Date Print Name Date	Must be completed prior to building or grading plan check	Planning Division	
2.	The applicant shall indemnify, protect, defend, and hold harmless the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative, or adjudicatory in nature), and alternative dispute resolutions procedures (including but not limited to	Ongoing	Planning Division	

CONDITIONS OF APPROVAL				
	arbitrations, mediations, and other such procedures) (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act (CEQA), the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.			
3.	The project shall be developed in accordance with the Major Development Review application approved by the Planning Commission on May 20, 2026, including the approved site plan, architectural elevations, etc. The applicant may request modifications or revisions to the approved project as outlined in the Zoning Code.	Ongoing	Planning Division	
4.	PLN25-20061 is granted for a period of one year and shall become void as of May 20, 2027, unless building permits have been issued and construction is commenced and diligently pursued toward completion on modification that are the subject of PLN25-20061, or a time extension is requested in writing prior to that date.	Ongoing	Planning Division	
5.	The approval of PLN25-20061 is for the construction of to construct a new 7,193 square-foot religious building (temple) and a 2,798 square-foot secondary building (commissary) and site improvements. The religious institution intends to hold operational hours from Monday through Friday	Ongoing	Planning Division	

CONDITIONS OF APPROVAL				
	from 8 a.m. to 12 p.m. and 6 p.m. to 9 p.m. with Saturday and Sunday operational hours from 8 a.m. to 8 p.m. The temple will have services on Monday and Thursdays from 6 p.m. to 8 p.m. and Saturdays from 9 a.m. to 12 p.m. and 5 p.m. to 7 p.m.			
6.	Any approval shall not be final until and unless the applicant's deposit account with Public Works has a balance of at least $10,000 to cover staff time to follow-up, monitoring, and other post-approval work by staff. The City reserves the right to request additional deposits to cover post-approval staff work and to half work if the deposit account is exhausted.	Ongoing	Planning Division	
7.	The project is subject to all applicable standards, fees, policies, rules, and regulations for Eastvale and many other agencies, including but not limited to the Jurupa Community Services District, Jurupa Area Recreation and Parks District, Riverside County Flood Control District, and state and federal agencies.	Ongoing	All Applicable agencies	
8.	Unpaved overflow parking area, as indicated below, shall be limited to special events only and not to be used for regular temple services. Utilization of unpaved parking area shall be subject to Planning Division approval and notice 30 days prior to any event. In the event that the unpaved area is needed for parking related to regular temple services, owner/applicant shall submit an application and applicable fees for a Minor Development Review and shall be subject to WQMP requirements, additional technical studies or exhibits, not limited to landscape plans, construction landscape plan, and any other studies as determined by the Community Development Director or City Engineer to install paving and landscaping as required by the Eastvale Municipal Code. If the unpaved area is found to be used for unpermitted parking without city approval, the property owner will be subject to notices of violation and violation fees associated to the unpermitted use of the area.	Ongoing	Planning Division Public Works	

CONDITIONS OF APPROVAL				
				
Prior to the Issuance of Grading Permit				
9.	Prior to issuance of a grading permit, a preconstruction presence/ absence survey for burrowing owls shall be conducted by a qualified biologist within 30 days prior to commencement of grading and construction activities in accordance with MSHCP Species Specific Conservation Objectives for burrowing owl, Objective 6 (page E-12). If ground-disturbing activities are delayed or suspended for more than 30 days after the preconstruction survey, the site shall be resurveyed for owls. Take of active nests will be avoided. Passive relocation (use of one-way doors and collapse of burrows) will occur when owls are present outside the nesting season. (MM Bio 1)	Prior to issuance of grading permit and 30 days prior to commencement of grading and construction	Planning Division and Public Works Department	
10.	Site-preparation activities (removal of trees and vegetation) shall be avoided, to the greatest extent possible, during the nesting season (generally February 1 to August 31) of potentially occurring native and migratory bird species. If site preparation activities are proposed during the nesting/breeding season (February 1 to August 31), a pre-activity field survey shall be conducted by a qualified biologist prior to the issuance of grading permits to determine if active nests of species protected by the Migratory Bird Treaty Act (MBTA) or the California Fish and Game Code are present in the construction zone. If	Prior to issuance of grading permit	Planning Division and Public Works Department	

CONDITIONS OF APPROVAL				
	active nests are observed and located, appropriate buffers (e.g., 500 feet of an active listed species or raptor nest, 300 feet of other sensitive or protected bird nests (non-listed), within 100 feet of sensitive or protected songbird nests) shall be established and maintained during clearing and grubbing activities within the nesting season. No grading or heavy equipment activity shall take place within the established buffer until the nest is no longer active as determined by a qualified biologist. (MM Bio 2)			
11.	Prior to the issuance of rough grading permits, the implementing project developer shall retain and enter into a monitoring and mitigation service contract with a qualified archaeologist certified by the City. This professional shall be known as the "Project Monitor." a) The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. b) The Project Monitor shall manage and oversee monitoring for all initial ground-disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition, etc. c) The Project Monitor shall have the authority to temporarily divert, redirect, or halt the ground disturbance activities to allow identification, evaluation, recommended treatment, and potential recovery of cultural resources in coordination with tribal monitors from the Soboba Band of Luiseno Indians. (MM Cult 1)	Prior to issuance of grading permit	Planning Division and Public Works Department	
12.	The implementing project developer shall retain a qualified paleontologist for paleontology monitoring services. a) The developer shall submit a copy of a fully executed contract including the name, telephone number, and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety.	Prior to issuance of grading permit	Planning Division and Public Works Department	

CONDITIONS OF APPROVAL				
	b) Prior to site grading, a pre-grading meeting between the paleontologist and the excavation and grading contractor shall be held to outline the procedures to be followed when buried materials of potentially significant paleontological resources have been accidentally discovered during earthmoving operations and to discuss appropriate means to implement mitigation measure MM Paleo 2. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Community Development Director), the paleontologist or representative shall have the authority to monitor actively all project-related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources. (MM Paleo 1)			
13.	Prior to the issuance of grading permits, a qualified paleontologist shall be retained to develop a Paleontological Resources Monitoring and Treatment Plan (PRMTP) for approval by the City of Eastvale Planning Department. Following Planning Department approval of the PRMTP, grading and construction activities may proceed in compliance with the provisions of the approved PRMTP. The PRMTP shall include the following measures: a) A monitoring program specifying the procedures for the monitoring of all grading activities which will reach below a depth of 5 feet below surface area by a qualified paleontologist or qualified designee. b) If fossil remains large enough to be seen are uncovered by earth-moving activities, the qualified paleontologist or qualified designee shall temporarily divert earth-moving activities around the fossil site until the remains have been evaluated for significance and, if appropriate, have been recovered; and the paleontologist or qualified designee will then allow earth-moving activities to proceed through the site. If potentially significant resources are encountered, a letter of notification shall be provided in a timely manner to the City Planning Department, in addition to the report (described below) that is filed at completion of grading. c) If a qualified paleontologist or qualified designee is not present when fossil remains are uncovered by earth-moving activities, these activities in the	Prior to issuance of grading permit	Planning Division and Public Works Department	

CONDITIONS OF APPROVAL				
	immediate vicinity of the find shall be stopped and a qualified paleontologist or qualified designee shall be called to the site immediately to evaluate the significance of the fossil remains. d) At the discretion of a qualified paleontologist or qualified designee and to reduce any construction delay, a construction worker shall assist in removing fossiliferous rock samples to an adjacent location for temporary stockpiling pending eventual transport to a laboratory facility for processing. e) A qualified paleontologist or qualified designee shall collect all significant identifiable fossil remains. All fossil sites shall be plotted on a topographic map of the project site. f) If the qualified paleontologist or qualified designee determines that insufficient fossil remains have been found after 50 percent of earth-moving activities have been completed, monitoring can be reduced or discontinued. g) Any significant fossil remains recovered in the field as a result of monitoring or by processing rock samples shall be prepared, identified, catalogued, curated, and accessioned into the fossil collections of the San Bernardino County Museum, or another museum repository complying with the Society of Vertebrate Paleontology standard guidelines. Accompanying specimen and site data, notes, maps, and photographs also shall be archived at the repository. h) Prior to issuance of certificate of occupancy, a qualified paleontologist or qualified designee shall prepare a final report summarizing the results of the mitigation program and present an inventory and description of the scientific significance of any fossil remains accessioned into the museum repository. The report shall be submitted to the City Planning Department, the Riverside County Regional Park and Open Space District, and the museum repository. The report shall comply with the Society of Vertebrate Paleontology standard guidelines for assessing and mitigating impacts on paleontological resources. (MM Paleo 2)			

CONDITIONS OF APPROVAL				
14.	During project construction, electricity from power poles shall be used instead of temporary diesel-or gasoline-powered generators to reduce the associated emissions. Approval will be required by the City prior to issuance of grading permits. (MM Air 2)	During construction	Planning Division and Public Works Department	
15.	To reduce construction vehicle emissions, the contract specification packages shall require that any diesel-powered off-road equipment meets the following criteria: a) The contractor's fleet of off-road diesel-powered construction equipment greater than 25 horsepower shall meet Tier 3 off-road emissions standards or better. b) Any emissions control device used by the contractor shall achieve Level 3 emissions reductions of no less than 85 percent for particulate matter, as specified by California Air Resources Board (ARB) regulations. c) The contractor shall also provide certification that their fleet is in compliance with ARB's In-Use Off-Road Diesel Vehicle Regulation in effect at that time or proof that the contractor has applied to the South Coast Air Quality Management District (SCAQMD) SOON Program (and/or other applicable grant programs) to acquire funding assistance to bring it into compliance. d) Prior to issuance of grading permits, proof of compliance shall be provided to the City in project construction specifications, which shall include, but is not limited to, a copy of each unit's certified tier specification, Best Available Control Technology documentation, and ARB and/or SCAQMD operating permit(s). (MM Air 4)	Prior to issuance of grading permit	Planning Division	
16.	To reduce construction vehicle (truck) idling while waiting to enter/exit the site, prior to issuance of grading permits, the contractor shall submit a traffic control plan that will describe in detail safe detours to prevent traffic congestion to the best of the project's ability, and provide temporary traffic control measures during construction activities that will ensure smooth traffic	Prior to issuance of grading permit	Public Works Department	

CONDITIONS OF APPROVAL				
	flows. Construction equipment and truck idling times shall be prohibited in excess of 5 minutes onsite. To reduce traffic congestion, and therefore nitrogen oxide emissions, the plan shall include, as necessary, appropriate, and practicable, the following: dedicated turn lanes for movement of construction trucks and equipment on- and off-site, scheduling of construction activities that affect traffic flow on the arterial system to off-peak hours, rerouting of construction trucks away from congested streets or sensitive receptors, and/or signal synchronization to improve traffic flow. (MM Air 3)			
17.	Prior to issuance of a grading permit, the applicant/developer shall submit document of consultation with the Santa Ana Regional Water Quality Control Board. The developer shall consult with the Santa Ana Regional Water Quality Control Board to determine if an application for waste discharge requirements is required. If required, the waste discharge requirements from the Regional Water Quality Board must be issued prior to construction start. (MM Bio 3)	Prior to issuance of grading permit	Planning Division and Public Works Department	
18.	Prior to the issuance of a grading permit, the developer shall pay all necessary fees as determined by the City Engineer including but not limited to MSCHP fees and grading permit fees	Prior to issuance of grading permit	Planning Division and Public Works Department	
19.	Grading in excess of 199 cubic yards will required performance security to be posted with the City.	Prior to issuance of grading permit	Planning Division and Public Works Department	
20.	A permit for the hauling of material to and form the project site shall be submitted to the City for approval.	Prior to issuance of grading permit	Planning Division and Public Works Department	
21.	Development of the site is subject to the requirements of the National Pollution Discharge Elimination System (NPDES) Permit for the City of Eastvale, under	Prior to issuance of grading	Planning Division and Public Works	

CONDITIONS OF APPROVAL				
	the Santa Ana Regional Water Quality Control Board, Board Order No. R8-2010-0036. Pursuant to the NPDES Permit, the developer shall ensure development of the site incorporates post-construction Best Management Practices ("BMPs") in accordance with the Model Water Quality Management Plan ("WQMP") approved for use for the Santa Ana River Watershed. The developer is advised that applicable Site Design BMPs will be required to be incorporated into the final site design, pursuant to a site specific WQMP submitted to the City Engineer for review and approval. The site specific WQMP shall be submitted to the City Engineer for review and approval with the Precise Grading/Paving Plan.	permit	Department	
22.	Prior to commencing with any grading, the required erosion and dust control measures shall be in place. In addition, the following shall be included if not already identified: a. 6 foot high tan colored perimeter screened fencing b. Contractor information signage including contact information along the street frontage. c. Post dust control signage with the following verbiage: "Project Name, WDID No., IF YOU SEE DUST COMING FROM THIS PROJECT CALL: NAME (XXX) XXX-XXX, If you do not receive a response, please call the AQMD at 1-800-CUT-SMOG/1-800-228-7664"	Prior to issuance of grading permit	Planning Division and Public Works Department	
23.	A Notice of Intent (NOI) to comply with the California General Construction Stormwater Permit is required via the California Regional Water Quality Control Board online SMARTS system. A copy of the executed letter issuing a Waste Discharge Identification (WDID) number shall be provided to the City Engineer. The General Construction Permit requires the developer's contractor to prepare and maintain a Storm Water Pollution Prevention Plan	Prior to issuance of grading permit	Planning Division and Public Works Department	

CONDITIONS OF APPROVAL				
	("SWPPP"). The SWPPP requires all appropriate measures be implemented to prevent erosion and water pollution during construction			
24.	A California registered Geotechnical Engineer prepared Geotechnical/Soils Report shall be required for and incorporated as an integral part of the grading/paving plan for the proposed development. A copy of the Geotechnical/Soils Report shall be submitted to the Engineering Division with the first submittal of the Precise Grading/Paving Plan.	Prior to issuance of grading permit	Planning Division and Public Works Department	
25.	All stormwater runoff passing through the site shall be accepted and conveyed across the property in a manner acceptable to the City Engineer. All on-site City Engineer approved retention or other facilities are required to contain the increase stormwater runoff generated from the proposed development. Provide a hydrology study to determine the volume of increased stormwater runoff due to development of the site, and to determine required stormwater runoff mitigation measures for the proposed development. The City Engineer must approve the final retention basin sizing and other stormwater runoff mitigation measures determined upon review and approval of the hydrology and may require redesign or changes to site configuration or layout consistent with the findings of the final hydrology study. The existing "pre-developed" condition compared to the proposed "developed" condition shall be used to calculate the volume of increased stormwater runoff to retain on-site under the 100-year frequency storm.	Prior to issuance of grading permit	Planning Division and Public Works Department	
26.	Direct release of on-site nuisance water or stormwater runoff shall not be permitted to the adjacent public streets. Provisions for the interception of nuisance water from entering adjacent public streets from the project site shall be provided through the use of a minor storm drain system that collects and conveys nuisance water to landscape or parkway areas, and in only a stormwater runoff condition, pass runoff directly to the streets through parkway or under sidewalk drains.	Prior to issuance of grading permit	Planning Division and Public Works Department	
Statements to be added on Grading and Construction Plans Prior to Issuance				

CONDITIONS OF APPROVAL				
27.	**Air Quality.** The project applicant/owner shall encourage the trucks visiting the facility to incorporate energy efficiency improvements by providing information about the Carl Moyer Program, including the benefits of truck modernization, retrofits, and/or aerodynamic kits and low rolling resistance tires, towards reduced fuel consumption.	Prior to issuance of Grading Permit and/or Building Permits	Planning Division and Public Works Department	
28.	The minimum pavement section for all on-site pavements shall be 3 inches asphalt concrete pavement over 6 inches crushed aggregate base with a minimum subgrade of 24 inches at 95% relative compaction, or equal. The pavement section shall be determined using appropriate Traffic Index ("TI") accepted by the City Engineer. A California registered Geotechnical Engineer shall design the pavement section using "R" values from the project site and submitted to the City Engineer for approval.	Prior to issuance of encroachment permit	Public Works Department	
Prior to Issuance of Building Permit				
29.	All construction shall comply with the most recently adopted City and State building codes: • 2025 California Building Code • 2025 California Residential Code • 2025 California Electrical Code • 2025 California Mechanical Code • 2025 California Plumbing Code • 2025 California Fire Code • 2025 California Green Code	Prior to issuance of building permit	Building Division	
30.	Special Inspections – As indicated by California Building Code Section 1704, the owner shall employ one or more special inspectors who shall provide special inspections when required by CBC Section 1704.	Prior to issuance of building permit	Building Division	
31.	The Title Sheet of the plans shall include:	Prior to issuance of building	Building	

CONDITIONS OF APPROVAL				
	• Occupancy Group • Occupant Load • Description of use • Type of Construction • Height of Building • Floor area of building(s) and/or occupancy group(s)	permit	Division	
32.	School impact fees shall be paid before permit issuance.	Prior to issuance of building permit	Building Division	
33.	Dimensioned building setbacks, property lines, street centerlines, and between buildings or other structures shall be designed on the plot plan. The plot plan must show all property lines and easements, and a statement stating that such lines and easements are shown is required.	Prior to issuance of building permit	Building Division	
34.	The project design will conform to energy conservation measures articulated in Title 24 of the California Code of Regulations and address measures to reduce energy consumption, such as flow restrictors for toilets, low-consumption light fixtures, and insulation. It shall also use drought landscaping to the extent feasible.	Prior to issuance of building permit	Building Division	
35.	Per the Business and Professions Code, a design professional will be required to prepare plans for proposed improvements at the time of construction drawings.	Prior to issuance of building permit	Building Division	
36.	Public and private site improvements shall be designed in accordance with the Americans with Disabilities Act and Chapter 11 of the California Building Code. The site plan shall include a site accessibility plan identifying exterior routes of travel and detailing running slope, cross slope, width, pedestrian ramp, curb ramps, handrails, signage, and truncated domes. Path of travel shall be provided from the public right of way and accessible parking to the	Prior to issuance of building permit	Building Division	

CONDITIONS OF APPROVAL				
	building. The design professional shall ensure that the site accessibility plan complies with the latest Federal and State regulations.			
37.	Prior to issuance of building permit, the applicant shall submit signage and security plans to the Eastvale Police Department for review and approval to ensure compliance with the following: SIGNS A. Proper display of "No Trespassing or Loitering" signs prominently around business and any exterior perimeter fencing and adhering to the City of Eastvale Municipal Code. ADDRESS NUMBERING B. Prominently displayed address numbering in appropriate size and in contrasting color from the building façade or on a fixed sign near the street/main entrances. The numbers need to be visible from the street and interior property sides for any approaching emergency vehicles. No obstructions should limit their visibility (e.g., landscaping). SECURITY PLAN C. To facilitate the installation of security cameras for tenants, conduits and other electrical wiring to support the cameras shall be installed in all buildings. The intent of this condition is to reduce the cost of installation for future tenants, and thereby encourage the use of security cameras as a crime reduction measure. D. All exterior access points shall be properly secured and illuminated to make clearly visible anyone on or about the premises during the hours of darkness. This condition shall apply to the issuance of each individual building permit, regardless of location.	Prior to issuance of building permit	Police Department and Planning and Building Safety Divisions	
38.	The applicant shall submit an Outdoor Photometric Lighting Plan showing compliance with Section 120.05.050 of the Eastvale Municipal Code.	Prior to issuance of building	Planning Division	

CONDITIONS OF APPROVAL				
	Except as otherwise exempt, all outdoor lighting shall be constructed with full shielding and/or recessed to reduce light trespass to adjoining properties. Each fixture shall be directed downward and away from adjoining properties and public rights-of-way, so that no light fixture directly illuminates an area outside of the site. This condition shall apply to the issuance of each individual building permit, regardless of location.	permit		
39.	The project shall be designed to incorporate electric vehicle charging stations in parking areas and provide spaces designated for low-emission, fuel efficient, or carpool/vanpool vehicles, consistent with applicable CalGreen requirements.	Prior to issuance of building permit	Planning Division	
40.	Prior to the issuance of a building permit, the Applicant shall remove dieldrin containing soil and conduct post removal testing consistent with the recommendation in the Phase II Environmental Site Assessment (October 2019) prepared by Stantec for the project site. The soil removal and post-removal testing results shall be documented in a report and provided to the city for confirmation that the residual pesticide levels remain below screening levels. The Applicant shall take additional remediation actions If recommended based on the post-removal results to the satisfaction of the City. *(Mitigation Measure Haz-1)*	Prior to issuance of building permit	Planning Division	
41.	Final Landscape Planting Plans shall be submitted to and approved by the Community Development Director that include the following project specific landscape details: A. Landscape plans shall be submitted to and approved by the Community Development Director. A licensed Landscape Architect shall prepare the plans. B. The above-described plans shall be in substantial conformance with the conceptual plans as approved by the City Landscape Architect, City	Prior to issuance of building permit	Planning Division	

CONDITIONS OF APPROVAL				
	Administrative Staff, Planning Commission and/or City Council. Notes, details, and specifications shall be included. C. All landscape and irrigation plans shall be consistent with the Eastvale Municipal Code Chapter 14.24, Water Conservation for Landscaping, and Chapter 120.05.040, Landscape Requirements. D. The Applicant shall include sight lines at all vehicular exits for verification of clear sight lines regarding proposed planting. Final locations shall be approved prior to any planting with coordination from the Engineering department. Trees planted without review and or approval shall be the applicant's responsibility to adjust, move, or remove as required. E. Enhanced landscaping shall be used to define outdoor spaces, such as street edges, Main entry points and gathering areas, in addition to screen utility features such as storage areas, trash enclosures, loading areas, parking lots, and utility equipment. This shall include the use of larger plant and tree container size/boxes in addition to accent material and higher levels/concentration of planting and the addition of screen walls and/or screening material. F. Concrete mow curbs shall be required at edges defining maintenance responsibility such as property boundaries in frontage areas and for separating turf or groundcover from shrub areas. G. Planting shall offer horizontal and vertical variation in form, texture, and scale and shall include multiple species to prevent the loss of a monoculture of a single species from species specific pest or other cause. H. A minimum of three different levels of planting shall be provided and shall include groundcover, accents, and foundation or massing groupings, that shall vary species and flowering or interest seasons to			

CONDITIONS OF APPROVAL				
	offer year-round performance and avoid seasons or large swaths of planting in dormancy or in need of severe pruning. I. Landscaping and planting areas shall be used to screen and buffer edge areas and parking areas from public view. All parking areas shall be screened by earth mounding (30") and or screening shrubs to screen the parked cars from public view of users of the establishment and public right aways. J. Canopy shade trees fully surrounded by hardscape shall be, based on the direction of the City Landscape Architect required to have special planting techniques including, specialized soil mixes, geotechnical support structures, or other instruments for maintaining uncompacted and healthy soil root zones for the trees needs based on species or size required and site-specific characteristics K. No light fixture, electric transformer, fire detector check, fire hydrant, or other utilities shall be designed for any location in a planting area, which would make it necessary to eliminate a tree. All overhead light fixtures and utilities shall be identified on the grading and site plans. Utilities shall be screened appropriately with landscaping. Any trees that are determined to be in conflict through the design development process shall be relocated to keep the same quantities shown on the approved entitlement plan, this shall include adjusting, adding, and revising or creating additional planting areas to support the total required number. L. All trees shall be double staked with vinyl type ties nailed to the lodge pole stakes in at least two vertical locations. Trees in high wind corridors or trees requiring special support measures shall require additional staking and or specialized staking material as needed. M. Root barriers shall be installed for all trees planted within 5 feet of			

CONDITIONS OF APPROVAL				
	hardscape, paving, or walls/ structures. All trees requiring root barriers shall extend 10' from the center of the trunk in either direction and be a minimum of 24" deep. N. No plant container shall be installed within 18 to 24 inches of a sidewalk, curb, patio, walkway, pathway, or equal, depending upon the ultimate growth of the species. O. Trees shall be installed from 24-inch and 36-inch boxes. P. Utilities shall be appropriately screened within planting areas at least 5 feet wide with shrubs that mitigate the view of the equipment. Q. Canopy shade trees shall be located directly adjacent to parking spaces in continuous planting areas at no farther than 20 to 30 feet on center (depending on the canopy spread of the species) to provide the required percentage of parking spaces shaded as directed by the planning division. Shade trees located within tree wells or islands shall be located at approximately 27 feet on center. R. Plant materials within planting areas shall be hydro-zoned using WUCOLS IV, as a general guide. S. Root barriers shall be installed for all trees located within 5 feet of paving in 10 to 12 foot lengths. T. All irrigation in shrub areas within 24 inches of paving shall be designed and installed using drip irrigation. No sprays are allowed, except in areas 10 feet wide or greater. U. City required inspection schedule and signature block shall be included in the plans and be located on the tittle sheet.			

CONDITIONS OF APPROVAL				
	V. A weather-based irrigation controller shall be installed that measures evapo-transpiration. A rain shut off device shall be installed connected with the irrigation controller. W. A soil management plan shall be included for compliance with MWELO requirements. X. Any plans that include areas to be classified as a Landscape Maintenance District, Communities Facility District, and or similar instrument to be maintained by the City shall be required to meet the most current Riverside County Transportation and Land Management Agency- Standards and Specifications (https://trans.rctlma.org/landscaping) per Public Works direction. Y. The above-described plans shall be in substantial conformance with the adopted city ordinances and or requirements as approved by the City Landscape Architect, City Planning Staff, Planning Commission and/or City Council. Notes, details, and specifications shall be included. Z. City required inspection schedule and signature block shall be included in the plans and be located on the tittle sheet. AA. All fertilizers and soil amendments used during planting preparation and installation shall be derived from organic based materials as a best management practice for storm water source control. Humate shall be applied at a rate of 50 pounds per 1000 square feet, and mycorrhizae shall be included for each plant installed. A copy of the soil fertility report and recommendation shall be included on the first landscape plan check sheet.			

CONDITIONS OF APPROVAL				
	BB. A copy of the soil fertility recommendations and soil management plan specified using organic fertilizers and soil amendments shall be included on the first submittal of the landscape plans unless extensive grading is anticipated. In that case the landscape contractor shall provide the soil fertility recommendations and soil management plan prior to the pre-job meeting on site.			
42.	The City Landscape Architect shall be contacted to meet with the job site superintendent and the landscape contractor for a pre-job meeting. A copy of the soil fertility recommendations utilizing humate, mycorrhizae, and organic fertilizer shall be presented via email prior to the meeting. No landscaping shall occur prior to the meeting.	Prior to initiation of landscape construction	Planning Division	
43.	Site plan and landscape plan shall identify the location of the following required bicycle parking: A. Employees: One (1) bicycle space(s) per 50 automobile parking spaces is required. These spaces must be in an enclosed and lockable area outside the building or inside the building. B. Visitors: One (1) bicycle space(s) per 33 automobile parking spaces is required. These spaces do not have to be in an enclosed and lockable area. The location of bicycle parking is subject to approval by the Planning Division. Visitor bicycle parking should be as close to the main entrance as possible.	Prior to issuance of building permit	Planning Division	
44.	Grading Plans shall comply with all applicable requirements of the latest adopted version of the California Building Standards Code and shall be prepared by a licensed professional engineer.	Prior to issuance of building permit	Public Works Division	
45.	Provide all will-serve letters from all utility agencies to be reviewed and approved to the satisfaction of the City.	Prior to issuance of building permit	Building Division	
46.	The applicant shall comply with all provisions and procedures of the Eastvale Building Department related to the plan check review process. (Please contact	Ongoing	Building	

CONDITIONS OF APPROVAL				
	the Building Department at 951-703-4450).		Division	
47.	Prior to submittal for building plan check, the applicant shall ensure high quality of all four building elevations including, but not limited to the use of building articulation (both vertically and horizontally), incorporation of high quality materials and colors. Final elevations shall be subject to review and approval of the Community Development Director.	Prior to issuance of building permits	Planning Division	
48.	The project shall incorporate fully defined architecture on all facades facing the public right of way including windows, doors and other architectural details.	Prior to issuance of building permit	Planning Division	
49.	A minimum of three colors, three building materials, and three-foot building projections above the roof line and three-foot projections from the plane of the wall on all four elevations. Elevations drawn to scale, and a color and material board shall be submitted to the Community Development Director for review prior to submittal for Building plan check.	Prior to issuance of building permit	Planning Division	
50.	The approval of PLN25-20061 is for the construction of a new 7,193 square-foot religious building (temple) and a 2,798 square-foot secondary building (commissary) and site improvements. Any future modification to the site plan and elevation approved by the Planning Commission, as determined by the Community Development Director, shall be subject to review and approval of a new development review application by the Planning Commission. All applicable fees at the time of application shall be required.	Prior to issuance of building permit	Planning Division	
51.	The project is located in Airport Land Use Compatibility Zone D of the Chino Airport per the Riverside County Airport Land Use Compatibility Plan. The applicant shall submit an application to the Airport Land Use Commission (ALUC) and obtain an official determination of project consistency.	Prior to issuance of building permit	Planning Division	
52.	The Precise Grading/Paving Plan shall be City Engineer approved prior to issuance of a building permit.	Prior to issuance of building permit	Public Works Department	
53.	Provide pad elevation certifications for all building pads in conformance with the approved Precise Grading Plan to the Engineering Division prior to construction of any building foundation.	Prior to issuance of building	Public Works Department	

CONDITIONS OF APPROVAL				
		permit		
54.	The developer shall connect to the JCSD sewer system and apply for a sewer connection account with JCSD.	Prior to issuance of building permit	Public Works Department	
55.	Submit California registered civil engineer prepared sewer improvement plans to the JCSD/Engineering Division. The plans shall be JCSD/City Engineer approved prior to issuance of any building permits.	Prior to issuance of building permit	Public Works Department	
56.	The developer is advised that domestic water service is provided by JCSD. The developer shall be responsible for coordinating with JCSD and complying with all requirements for establishing domestic water service to the property.	Prior to issuance of building permit	Public Works Department	
57.	Submit California registered civil engineer prepared street improvement plans to the Engineering Division for review and approval. Unless otherwise approved, the street improvement plans shall be approved concurrently with any street light, landscape and irrigation, and traffic signal plans.	Prior to issuance of building permit	Public Works Department	
58.	Submit California registered civil engineer or traffic engineer prepared traffic striping and signage plans for review and approval. All required traffic thermoplastic striping and signage improvements shall be completed concurrently with street improvements to the satisfaction of the City Engineer.	Prior to issuance of building permit	Public Works Department	
59.	Submit photometric of street lighting. All lights shall be Edison LS-3 tariff and utilize General Electric Evolve LED luminaires per City Specifications. The developer shall be responsible for applying with Southern California Edison ("SCE") for all appropriate service points and electrical meters early in the process to avoid delays. The developer must pay for the electrical service of new meter pedestals installed until such time the improvements have been accepted and the underlying property is annexed into LMD/CFD.	Prior to issuance of building permit	Public Works Department	
60.	The public street improvements outlined in these conditions of approval are intended to convey to the developer an accurate scope of required improvements; however, the City Engineer reserves the right to require reasonable additional improvements as may be determined in the course of the review and approval of street improvement plans required herein.	Prior to issuance of building permit	Public Works Department	

CONDITIONS OF APPROVAL				
61.	A WQMP and Storm Water BMP Transfer, Access and Maintenance Agreement shall be required, obligating the property owner(s) to appropriate operation and maintenance obligations of on-site BMPs constructed pursuant to the approved WQMP. The WQMP and Storm Water BMP Transfer, Access and Maintenance Agreement shall be approved prior to issuance of a building permit and shall be Public Works Staff recorded at the San Bernardino County Recorder's Office prior to issuance of a Certificate of Occupancy.	Prior to issuance of building permit	Public Works Department	
62.	Submit California registered civil engineer prepared sewer improvement plans to the JCSD/Engineering Division. The plans shall be JCSD/City Engineer approved prior to issuance of any building permits.	Prior to issuance of building permit	Public Works Department	
63.	*(a) Impact Fees.* The City hereby imposes the following fees that must be paid in full prior to issuance of a building permit unless otherwise specified below or as required by State law. The applicant shall pay the listed impact fees at the rates set forth in the City's Development Impact Fee Schedule at the time of building permit issuance. For informational purposes, the current fee amounts applicable to the project listed below can be found at https://portal.laserfiche.com/Portal/DocView.aspx?id=209182&repo=r-78788824. City Hall Impact Fee Police Station Impact Fee Fire Department Facilities Impact Fee The revenue generated by the above fees will be used to finance the public facilities listed in the City of Eastvale Development Impact Fee Nexus Study Final Report, dated June 19, 2025, and adopted by the City Council by Resolution No. 25-41 on June 25, 2025, a copy of which can be found here: https://portal.laserfiche.com/Portal/DocView.aspx?id=93427&repo=r-78788824. Specifically, the above fees will be used to finance the planned new city hall, police substation, and third fire station. There is a reasonable relationship between the amount of each fee and the cost of said public	Prior to issuance of building permit	Planning Division & Building Division	

CONDITIONS OF APPROVAL				
	facility attributable to this Project based on the analysis set forth in the aforementioned Nexus Study. *(b) Protest.* The applicant may protest any fees, dedications, reservations, or other exactions imposed by the City on the project in the manner provided for in Government Code Section 66020 and Eastvale Municipal Code Section 110.28.050(D). Any protest of the above impact fees, or any other fees, dedications, reservations, or other exactions imposed by the City on the project through this Major Development Review must be filed within 90-days of the date of this conditional approval of Major Development Review PLN25-20061. *(c) Audit and Notice*. In accordance with Government Code Section 66006(e), the Applicant is hereby notified of the right to file with the City Clerk: (a) a request for an audit of the City's development impact fees in accordance with Government Code Section 66023; and (b) a written request for mailed notices of the City's public meetings to review annual reports of development impact fees under Government Code Section 66006(b)(1).			
Prior to Issuance of Final Certificate of Occupancy				
64.	Prior to the final landscape inspection a water audit shall be conducted by a certified independent water auditor and provided to the City Planning Department and City Landscape Architect via email.	Prior to issuance of a final certificate of occupancy	Planning Division	
65.	All required landscape planting and irrigation shall have been installed consistent with the approved Final Landscape Plan and shall be in a condition acceptable to the Community Development Director. If the Project Landscape Architect has provided inspection of the landscaping, the Project Landscape Architect shall provide the City with a Certificate of Compliance stating the landscape was installed per the approved plans. The city will review the Certificate of Compliance and conduct inspections to ensure that the landscape installation is in compliance with the approved landscape plans.	Prior to issuance of a final certificate of occupancy	Planning Division	

CONDITIONS OF APPROVAL				
66.	Any damages to the landscaping, irrigation, or other improvements in the prior phase(s) shall be remediated to a condition acceptable to the Planning Director.	Prior to issuance of a final certificate of occupancy	Planning Division	
67.	A minimum of one (1) electric vehicle charging station shall be in place and operational.	Prior to issuance of a final certificate of occupancy	Planning Division	
68.	RBBD, TUMF, ADP fee and any development impact fees that are in effect at that time shall be paid prior to issuance of certificate of occupancy.	Prior to issuance of final certificate of occupancy	Public Works Department and Planning Division	
69.	All parkway landscaping shall be guaranteed for a period of one (1) year from the date of the City Engineer acceptance. Any landscaping that fails during the one (1) year landscape maintenance period shall be replaced with similar plant material to the satisfaction of the City Engineer, and shall be subject to a subsequent one (1) year landscape maintenance period.	Prior to issuance of final certificate of occupancy	Public Works Department and Planning Division	
70.	The development shall be annexed into all applicable CFD and/or LMD for traffic signals, street lights, full capture systems for all storm drains and landscape maintenance of raised landscape median and public parkways, to the satisfaction of the City Engineer or otherwise form a district where one is not currently in place. CFD/LMD areas shall be separately metered from any privately maintained areas for all necessary utilities.	Prior to issuance of final certificate of occupancy	Public Works Department	
71.	Prior to issuance of a certificate of occupancy or final City approvals, demonstrate that all structural BMP's have been constructed and installed in conformance with approved plans and specifications, and as identified in the approved WQMP.	Prior to issuance of final certificate of occupancy	Public Works Department	

CONDITIONS OF APPROVAL				
72.	All signage and striping shall be installed per the approved signage and striping plan.	Prior to issuance of certificate of occupancy	Public Works Department	
73.	Provide certification from JCSD to demonstrate that all water and/or wastewater service accounts have been documented.	Prior to issuance of certificate of occupancy	Public Works Department	
74.	All damaged, destroyed, or modified pavement legends, traffic control devices, signing, striping, and streetlights, associated with the proposed development shall be replaced.	Prior to issuance of certificate of occupancy	Public Works Department	
75.	All existing overhead utility lines shall be undergrounded within the project frontage(s). Utility undergrounding shall extend to the nearest off-site power pole. Unless City Engineer approved, no new power poles shall be installed. A letter from the owners of the affected utilities shall be submitted to the City Engineer prior to approval of the Precise Grading/Paving Plan, informing the City that they have been notified of the City's utility undergrounding requirement and their intent to commence design of utility undergrounding plans. When available, the utility undergrounding plan shall be submitted to the City Engineer identifying all above ground facilities in the area of the project to be undergrounded.	Prior to issuance of certificate of occupancy	Public Works Department	
76.	Upon City Engineer approval of any improvement plan, the improvement plan shall be provided to the City in digital format, consisting of a DWG (AutoCAD drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat) formats. Variation of the type and format of the digital data to be submitted to the City may be authorized, upon prior City Engineer approval.	Prior to issuance of certificate of occupancy	Public Works Department	
77.	Remove existing, and construct new pavement with a minimum pavement section of 5 inches asphalt concrete pavement over 6 inches crushed aggregate base with a minimum subgrade of 24 inches at 95% relative compaction, or equal, along the entire half-width street frontage in accordance with City of Eastvale Standard Drawings. The pavement section shall be determined using appropriate Traffic Index ("TI") accepted by the City Engineer. A California	Prior to issuance of certificate of occupancy	Public Works Department	

CONDITIONS OF APPROVAL				
	registered Geotechnical Engineer shall design the pavement section using "R" values from the project site and submitted to the City Engineer for approval. Alternatively, depending on the existing street condition and as approved by the City Engineer, a street overlay, slurry seal, or other repair can be performed to preserve recent pavement improvements.			
78.	Construct an Americans with Disabilities Act (ADA) compliant sidewalk behind curb along the entire frontage in accordance with the General Plan, any Specific Plan, the City of Eastvale Standard Drawings, subject to the approval of the City Engineer.	Prior to issuance of certificate of occupancy	Public Works Department	
79.	Construct a City Engineer approved commercial driveway approach in accordance with City of Eastvale Standard Drawings. The driveway approach shall be constructed so the top of "X" is 5 feet from the property line. Nothing shall be constructed or planted in the corner cut-off area which does or will exceed 30 inches in height required to maintain an appropriate corner sight distance.	Prior to issuance of certificate of occupancy	Public Works Department	
80.	Grind and overlay entire ROW width of Selby within the project frontage	Prior to issuance of certificate of occupancy	Public Works Department	
81.	Install conduit for fiber optic along Selby per City standard	Prior to issuance of certificate of occupancy	Public Works Department	
During Operations				
82.	Signage will be posted prohibiting all on-site truck idling in excess of 3 minutes. (MM Air 7)	During operations	Planning and Building Divisions	
83.	All signs shall be in conformance with Section 120.05.070 of the Eastvale Municipal Code.	During operations	Planning Division	
84.	There shall be no roof-mounted equipment extending above the mansard roof or parapet wall of the building.	During operations	Planning Division	

CONDITIONS OF APPROVAL				
Fire Department Conditions of Approval				
85.	Fire Protection Water Supplies/Fire Flow - Minimum fire flow for the construction of all buildings is required per CFC Appendix B. Prior to building permit issuance for new construction, the applicant shall provide documentation to show there exists a water system capable of delivering the required fire flow. Specific design features may increase or decrease the required fire flow. a. Will Serve Letters from the responsible water purveyor are required prior to a map recordation.		Fire Department	
86.	Fire Protection Water Supplies/Hydrants - The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with CFC Appendix C and NFPA 24. Fire hydrants shall be located no more than 400 feet from all portions of the exterior of the building along an approved route on a fire apparatus access road, unless otherwise approved by the fire department. In areas where new water mains are extended along streets and hydrants are not needed for protection of structures, standard fire hydrants shall be provided at spacing not to exceed 1,000 feet along streets for transportation hazards. Fire hydrants shall be at least 40 feet from the building it is serving. A fire hydrant shall be located within 20 to 100 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are 4" x 2 ½" x 2 ½" (super hydrant). Reference CFC as amended and NFPA 24.	Ongoing	Fire Department	
87.	Fire Department Access - Fire apparatus access roads shall be provided within 150 feet of all exterior portions of buildings, unless otherwise approved by the fire department. Fire apparatus access roads shall have an unobstructed width of no less than 24 feet. Dead-end fire apparatus access roads exceeding150 feet in length shall provide an approved turn around. The minimum required turning radius of a fire apparatus access road is 38 feet outside radius and 14 feet inside radius. The construction of the fire apparatus access roads shall be all weather and capable of sustaining 80,000 lbs. Unless otherwise approved, the grade of a fire apparatus access road shall not exceed 16 percent and the	Ongoing	Fire Department	

CONDITIONS OF APPROVAL				
	cross slope shall not exceed 2.5 percent. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade change for 25 feet of approach/departure. Reference CFC as amended and Riverside County Fire Department Policies and Standards.			
88.	Fire Lane marking: Identification and marking of fire lanes, including curb details and signage, shall comply with all Riverside County Fire Department Access - Fire apparatus access roads shall be provided within 150 feet of all exterior portions of buildings, unless otherwise approved by the fire department. Fire apparatus access roads shall have an unobstructed width of no less than 24 feet. Dead-end fire apparatus access roads exceeding150 feet in length shall provide an approved turn around. The minimum required turning radius of a fire apparatus access road is 45 feet outside radius and 24 feet inside radius. The construction of the fire apparatus access roads shall be all weather and capable of sustaining 80,000 lbs. Unless otherwise approved, the grade of a fire apparatus access road shall not exceed 16 percent and the cross slope shall not exceed 2.5 percent. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade change for 25 feet of approach/departure. Reference CFC as amended and Riverside County Fire Department Policies and Standards. a. Fire Lane marking: Identification and marking of fire lanes, including curb details and signage, shall comply with all Riverside County Fire Department Standards.	Ongoing	Fire Department	
89.	Fire Department Building Construction Plan Review - Submittal of construction plans to the Fire Department will be required. Final fire and life safety conditions will be addressed when the Fire Department reviews the plans. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Reference CFC as amended.	Prior to issuance of building permit	Fire Department	
90.	Fire Sprinkler System -Any modification to the existing fire sprinkler system and related equipment requires a construction permit. Additional requirements	Ongoing	Fire Department	

CONDITIONS OF APPROVAL				
	may be identified during the course of the building plan review. Reference CFC as amended.			
91.	Fire Alarm and Detection System - Any installation or modification to fire alarm and detection systems and related equipment requires a construction permit. Additional requirements may be identified during the course of the building plan review. Reference CFC as amended.	Ongoing	Fire Department	
92.	Exit signs, door hardware, and exit path marking shall be as required by the CFC riser door shall be posted "FIRE RISER" on the outside of the door.	Ongoing	Fire Department	
93.	Traffic Calming Devices - Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Fire Code Official. Reference CFC as amended.	Ongoing	Fire Department	
94.	Gate Access - All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. These gates shall be provided with access to gate equipment or another method to open the gate if there is a power failure. (Manual gates shall not be locked unless a Knox padlock or Knox Box containing the key to the lock is installed in an approved location on the approach side of the gate). A pedestrian gate, if used to provide access, shall be a minimum 3 feet wide and provided with a Knox Box/Padlock if locked. Reference CFC as amended.	Ongoing	Fire Department	
95.	Fire Department Access Doors – If high piled storage will be utilized in the building, Fire Department Access Doors may be required every 150 feet along all portions of the interior of the building that are along the fire apparatus access road. Reference CFC as amended.	Ongoing	Fire Department	
96.	Water Plans - If fire hydrants are required to be installed, applicant/developer shall furnish the water system fire hydrant plans to the Fire Department for review and approval prior to building permit issuance. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the	Ongoing	Fire Department	

CONDITIONS OF APPROVAL				
	local water authority, the originals shall be presented to the Fire Department for review and approval. Reference CFC as amended			
97.	Electrical room door shall be posted "ELECTRICAL ROOM" on the outside of the door.	Ongoing	Fire Department	
98.	Fire alarm control panel door shall be posted "FACU" on the outside of the door.	Ongoing	Fire Department	
99.	Roof access door shall be posted "ROOF ACCESS" on the outside of the door.	Ongoing	Fire Department	
100.	Provide specific fire department conditions on plans for building permit submittal.	Prior to issuance of building permit	Fire Department	
Engineering/Public Works Conditions of Approval				
101.	Provide street sweeping services for onsite and offsite within project frontages weekly.	Ongoing	Public Works Department	
102.	Remove all graffiti within 24 hours pre-construction, during construction, and after a Certificate of Occupancy is issued.	Ongoing	Public Works Department	
103.	A City of Eastvale Encroachment Permit is required for any improvements within the public right-of-way.	Ongoing	Public Works Department	
104.	All street cuts for utilities shall be repaired in accordance with City Standard or as recommended; and any interim trench repairs shall consist of compacted backfill to the bottom of the pavement structural section followed by placement of standard base course material in accord by the City Engineer and with the Standard Specifications for Public Work Construction ("Greenbook"). The base course material shall be placed the full height of the structural section to be flush with the existing pavement surface and provide a smooth pavement surface until permanent cap paving occurs using an	Ongoing	Public Works Department	

CONDITIONS OF APPROVAL				
	acceptable surface course material.			
105.	In accordance with City's Moratorium policy to preserve newly paved streets, any and all street and/or trench cuts in newly paved streets will be prohibited or be subject to moratorium street repair standards as reference in Section 12.08.260 of the Eastvale Municipal Code.	Ongoing	Public Works Department	
106.	Any and all utility trenches or other excavations within existing asphalt concrete pavement of off-site streets resulting from the proposed development shall be backfilled and repaired in accordance with City of Eastvale Standard Drawings. The developer shall be responsible for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of off-site streets including pavement repairs in addition to pavement repairs made by utility companies for utilities installed for the benefit of the proposed development (i.e. Jurupa Community Services District, Southern California Edison, Southern California Gas Company, Time Warner, Verizon, etc.). Multiple excavations, trenches, and other street cuts within existing asphalt concrete pavement of off-site streets resulting from the proposed development may require complete grinding and asphalt concrete overlay of the affected off-site streets, at the discretion of the City Engineer. The pavement condition of the existing off-site streets shall be returned to a condition equal to or better than what existed prior to construction of the proposed development.	Ongoing	Public Works Department	
107.	Construction signing, lighting and barricading shall be provided during all phases of construction in accordance with City Standards and the direction of the City Engineer. As a minimum, all construction signing, lighting and barricading shall be in accordance with Part 6 “Temporary Traffic Control” of the latest California Manual on Uniform Traffic Control Devices, or subsequent editions in force at the time of construction.	Ongoing	Public Works Department	
108.	Direct release of on-site nuisance water or stormwater runoff shall not be permitted to the adjacent public streets. Provisions for the interception of nuisance water from entering adjacent public streets from the project site shall be provided through the use of a minor storm drain system that collects and conveys nuisance water to landscape or parkway areas, and in only a	Prior to issuance of encroachment permit	Public Works Department	

CONDITIONS OF APPROVAL				
	stormwater runoff condition, pass runoff directly to the streets through parkway or under sidewalk drains.			
109.	The minimum pavement section for all on-site pavements shall be 3 inches asphalt concrete pavement over 6 inches crushed aggregate base with a minimum subgrade of 24 inches at 95% relative compaction, or equal. The pavement section shall be determined using appropriate Traffic Index ("TI") accepted by the City Engineer. A California registered Geotechnical Engineer shall design the pavement section using "R" values from the project site and submitted to the City Engineer for approval.	Prior to issuance of encroachment permit	Public Works Department	
110.	The applicant shall enter into a Subdivision Improvement Agreement with the city, and shall guarantee by posting security(ies) to include all public improvements that the developer is conditioned to construct as part of this approval.	Prior to Map Recordation	Public Works Department	
111.	Dedicate the portion of right-of-way at the northeast corner of the project to the ultimate right-of-way in accordance with the City General Plan, any applicable Specific Plan and/or as requested by the City Engineer.	Prior to Map Recordation	Public Works Department	
112.	Proposed right-of-way shall be 28' from centerline	Ongoing	Public Works Department	
113.	Construct a 6' curb adjacent sidewalk (to match the development to the north) and 10' parkway per City Standards	Ongoing	Public Works Department	
114.	Representatives of the city shall be authorized at all reasonable times, including during business hours or operating hours, to enter the premises to determine compliance with the provisions of the Eastvale Municipal Code, Health and Safety Code, State and Federal law, and to inspect areas on the premises including, areas accessible to the public, areas accessible to staff and contractors, storage areas, storage containers, waste generating processes, treatment facilities, and discharge locations. Such inspection may include the	Ongoing	Code Enforcement Division	

CONDITIONS OF APPROVAL				
	necessity to photograph or videotape the inspection, including any applicable wastes, chemicals, storage areas, storage containers, waste-generating processes, treatment facilities, and discharge locations.			
Jurupa Community Services District Conditions of Approval				
115.	This project will be subject to compliance with Jurupa Community Services District's (District) rules, regulations, conditions, requirements, and payment of appropriate fees for residential/commercial/industrial projects. The applicant will be required to contact Jurupa Community Services District to start the development process for their project.		JCSD	

CITY OF EASTVALE
PLANNING COMMISSION NOTICE OF PUBLIC HEARING
FOR PROJECT NO. PLN25-20061 – MAJOR DEVELOPMENT REVIEW FOR A NEW RELIGIOUS INSTITUTION – SRI JAYARAM TEMPLE

NOTICE IS HEREBY GIVEN that the City of Eastvale Planning Commission will hold a public hearing on **Wednesday, May 20, 2026**, at 6:00 p.m. at the Eastvale City Hall Council Chambers located at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752, to consider **Project No. 25-20061 Major Development Review (DR) for the development and operation of a religious institution (dba Sri Jayaram) located at 7695 Selby Ave northwest of the corner of Chandler Avenue and Selby Avenue.**

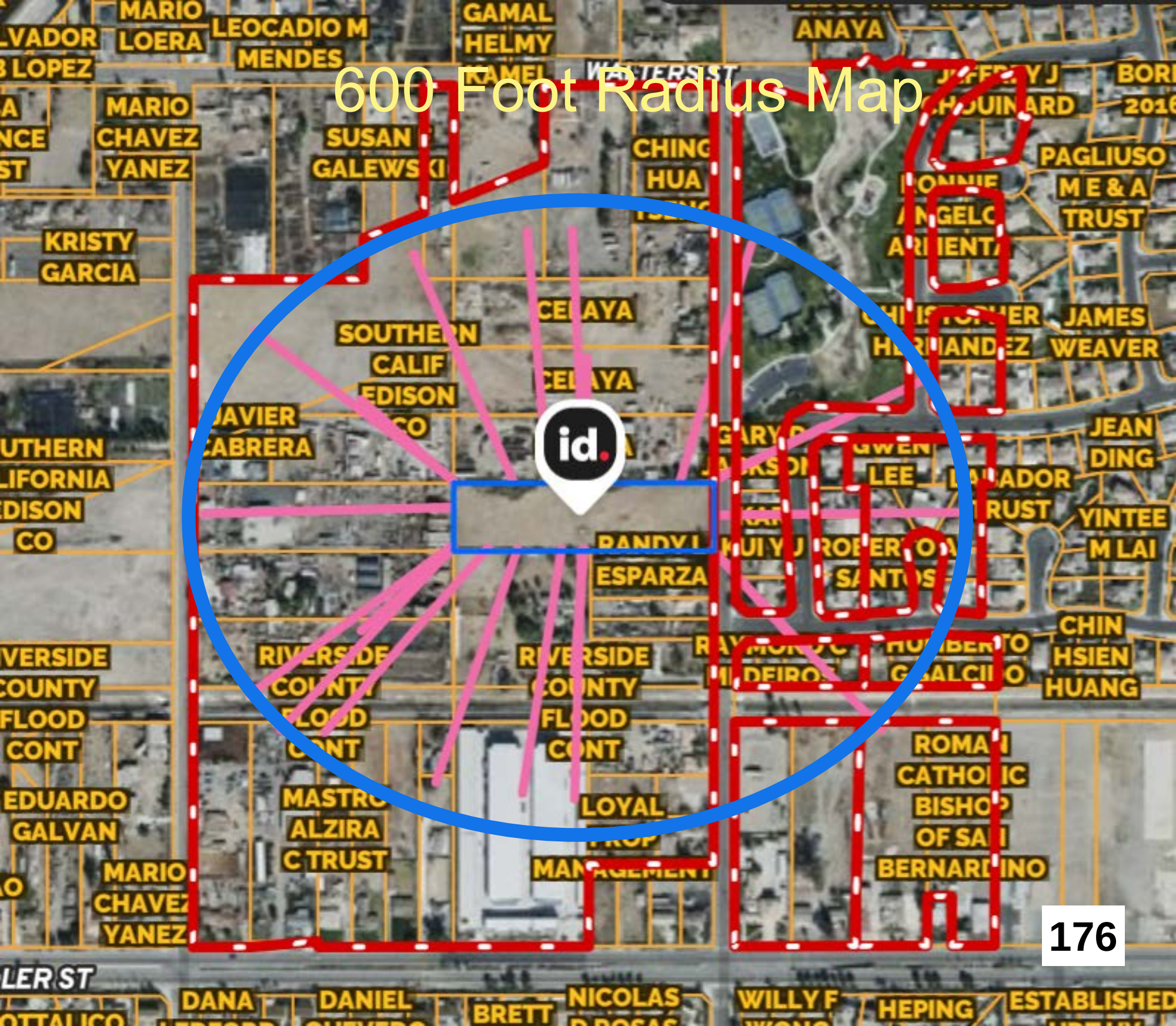
PROJECT DESCRIPTION: The proposed project includes a request for a Major Development Review to allow for an religious institution consisting of two (2) buildings the first is a 7,193 square-foot building for religious worship (temple) and a 2,798 square-foot second building used for commissary and associated site improvements, northwest of the corner of Chandler Avenue and Selby Avenue.

PROJECT LOCATION: The project is located at 7695 Selby Avenue - The Goodman Commerce Center (Assessor's Parcel Number: 144-110-027); at the northwest corner of Chandler Avenue and Selby Avenue. The project site is not located on a hazardous materials site listed under Government Code Section 65962.5.

ENVIRONMENTAL: In accordance the California Environmental Quality Act (CEQA) Guidelines Section 15332, Infill Development projects, an action of development is considered a Class 32 exemption if consists of projects characterized as in-fill development meeting the conditions described in section 15332. The proposed Major Development Review would allow for a religious institution. The proposed Major Development Review would have the proposed development occurring within city limits on a project site of no more than five acres substantially surrounded by urban uses. Therefore, the proposed Major Development Review qualifies for a Class 32 exemption (Section 15332) and no further environmental review pursuant to CEQA is required.

Any person may submit written comments prior to the public hearing or may appear in person before the Planning Commission to be heard. Written comments may be mailed to the City of Eastvale Planning Division located at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752 or via email to Steven D. Fowler at sfowler@eastvaleca.gov . **For the comments to be presented to the Planning Commission at the meeting, all comments made in writing or via e-mail prior to the public hearing must be received by the City of Eastvale Planning Division no later than Wednesday, May 20, 2026, at 5:00 p.m.** Oral and written comments may be submitted directly to the Planning Commission at the public hearing. If you challenge the project in court, you may be limited to raising only those issues you raised at the public hearing as described in this notice or in written correspondence delivered to the Eastvale Planning Commission prior to or at the public hearing.

If you have any questions on the project, contact Steven D. Fowler at (951) 703-4463 or sfowler@eastvaleca.gov


600 Foot Radius Map
MARIO LOERA
LEOCADIO M MENDES
GAMAL HELMY
ANAYA
MARIO CHAVEZ YANEZ
SUSAN GALEWSKI
CHING HUA
PAGLIUSO M E & A TRUST
KRISTY GARCIA
SOUTHERN CALIF EDISON
JAMES WEAVER
JEAN DING
LEE
YINTEE M LAI
ESPARZA
CHIN HSIEN HUANG
RIVERSIDE COUNTY FLOOD CONT
EDUARDO GALVAN
MASTRO ALZIRA C TRUST
LOYAL
ROMAN CATHOLIC BISHOP OF SAN BERNARDINO
MARIO CHAVEZ YANEZ
DANA
DANIEL
BRETT
NICOLAS
WILLY F
HEPING
ESTABLISHED
176

CITY OF EASTVALE

AGENDA STAFF REPORT

Planning Commission Meeting
PUBLIC HEARINGS
Agenda Item No. 8.3
May 20, 2026

PLN25-20102 – Density Bonus Agreement, Tentative Tract Map 39416, and Major Development Review for Regent Land Company, LLC Residential Development

Prepared By:
Jamie K. Cerda, AICP

Recommended Action(s)
Staff recommends that the Planning Commission take the following actions:

1. Recommend that the City Council find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15183 based on the findings and conclusions provided in the Exemption Determination Report, attached hereto and the conclusion that the proposed project would not result in new or more severe impacts to the environment beyond what was previously evaluated and disclosed by the General Plan EIR (State Clearinghouse No. 20222080090);
2. Recommend City Council approval of the Density Bonus Agreement between Regent Land Company LLC and the City of Eastvale;
3. Recommend City Council approval of Tentative Tract Map No. 39416 to subdivide four (4) existing residential lots totaling 3.57 gross acres into 35 residential lots, two (2) open space purposes and four (4) for street purposes, subject to conditions of approval; and
4. Recommend City Council approval of the Major Development Review for the master building architecture and site planning of 35 single-family residential lots, landscaping, and parking areas, subject to conditions of approval.

Summary

The applicant, Regent Land Company is requesting approval of a density bonus agreement, Tentative Tract Map (TTM) No. 39416 to subdivide four (4) existing residential lots totaling 3.57 gross acres (Assessor Parcel Numbers: 144-070-016, 144-070-017, 144070-018, and 144-070-020) into 35 single-family residential lots, two (2) lettered lots for open space purposes, and four (4) lots for street purposes, as well as the master site planning and architecture of the 35 single-family residential homes with two (2) as affordable to very-low income.

As proposed, the project will utilize waivers from development standards through a density bonus agreement pursuant to California Government Code sections 65915 through 65918 and Eastvale Municipal Code (EMC) Section 120.05.090. Additionally, the proposed project is subject to the provisions of Housing Accountability Act (HAA), which requires the City to approve the project at the density permitted by the General Plan land use designation for the subject site. The project requires approval by the City Council for the 22.5 percent density bonus to allow up to 9.8 dwelling units per acre (du/ac) where the General Plan allows for densities up to 8 du/ac. Staff is recommending approval of the applicant's requests due to the project satisfying the intent of the Eastvale General Plan 2040's Housing Element to promote the development of adequate housing to meet the City's fair share of the region's housing needs for all income segments of the population and the provisions of HAA and State Density Bonus Law.

Background

Location

The 3.57-acre project site is located on four (4) existing residential lots comprised of Assessor Parcel Numbers: 144-070-016, 144-070-017, 144-070-018, and 144-070-020 at the northeast corner of Hellman Avenue and Walters Street. The project site is bound by existing residential to the north, Walters Street and Philistine Rondo Elementary School of Discovery to the south, existing residential to the east and Hellman Avenue and the City of Chino to the west.

Housing Accountability Act (HAA)

The applicant is proposing the subject development pursuant to the Housing Accountability Act (HAA) pursuant to Government Code Section 65589.5. The HAA established the state's overarching policy that a local government may not deny, reduce the density of, or make infeasible housing development projects, emergency shelters, or farmworker housing that are consistent with objective local development standards. The HAA was originally enacted in 1982 to address local opposition to growth and change. Communities resisted new housing, especially affordable housing, and consequently, multiple levels of discretionary review often prevented or delayed development. As a result, developers had difficulty ascertaining the type, quantity, and location where development would be approved. The HAA was intended to overcome the lack of certainty developers experienced by limiting local governments' ability to deny, make infeasible, or reduce the density of housing development projects.

California Senate Bill 330, known as the Housing Crisis Act of 2019 or the HCA (**Attachment 1**), was signed into law by Governor Newsom on October 9, 2019, and became effective January 1, 2020. The senate bill amended Government Code Section 65941.1 with the broad goals of facilitating increased production of new residential units, protecting existing units, and providing for an expedited review and approval process for housing development projects through submittal of a "preliminary application." On January 1, 2022, the HCA was extended until January 1, 2030, with the passage of Senate Bill 8.

Among other stipulations, SB 330 requires the following for applicable housing development projects:

- New, non-objective development standards established after January 1, 2020, cannot be imposed or enforced.

- Applicable housing development projects must receive a decision in no more than five (5) public hearings-whether the item is being heard by the Planning Commission or City Council and including any appeals.

- Prohibits any moratorium, project or action that would result in a net downzoning, limit the number of permits to be issued, or otherwise reduce housing or limit overall population.

The application is being submitted pursuant to HAA and, as such, the proposed development site will not be required to be rezoned, if found consistent with the objective General Plan standards for the property. Moreover, the development is required to comply with the objective Zoning Code standards applicable to the property, but only to the extent that they facilitate the development at the density allowed by the General Plan. Although the project site is currently zoned A-2 Heavy Agriculture, City Staff has identified the R-1 One-Family Dwelling zoning designation as the most closely consistent zone with the existing General Plan land use designation for the purpose of establishing development standards for the project (per HAA).

State Density Bonus Law

The California Density Bonus law allows developers who meet the requirements of the state law to seek increases in base density in exchange for providing affordable units on site. To help make constructing on-site affordable units feasible, the law allows for developers of density bonus projects of 20 percent to seek unlimited incentives/concessions and an unlimited number of waivers, which are essentially variances from development standards that would help the project be built without significant burden and without being a detriment to public health. The first version of the Density Bonus Law was adopted in 1979 and has since been amended at various times. In early 2017, the law was amended to restrict the ability of local jurisdictions to require studies to "justify" the density bonus and requested incentives/waivers and places the onus on local jurisdictions to prove that the requested incentives/concessions or waivers are not financially warranted. Pursuant to California Government Code Section 65915(d)(1) and 65915(e)(1), a local jurisdiction is limited in its ability to deny requested concessions and waivers and is preempted from denying the Density Bonus application.

Waiver of Development Standards

Pursuant to HAA, the City has selected the One-Family Dwelling (R-1) development standards for the project. However, pursuant to the Density Bonus Law, the developer is seeking specific waivers from certain R-1 standards to facilitate development of the project. Table 1 outlines the waivers requested by the applicant.

Table 1: Requested Waivers

Item	R-1 Standard	Requested
Minimum Lot Size	7,200 square feet	2,600 square feet

Minimum Lot Width	60 feet	24 feet
Minimum Lot Depth	100 feet	80 feet
Front Setback	20 feet	18 feet
Side Interior Setback	5 feet	4 feet
Side Street Setback	10 feet	5 feet
Max Fence Height	6 feet	7.5' (1.5' retaining with 6' privacy fence) 8' (2' retaining with 6' privacy fence) 11' (5' retaining with 6' privacy fence)
Street Width	32 feet curb to curb 50-foot right-of-way	26 feet curb to curb 36-foot right-of-way (Modified County Standard 106, given private streets)
RDG-7	All projects of 10 or more residential lots should include at least one single-story floor plan	Two-story plan types (No single-story model)
RDG-8	Garages are encouraged to be placed at varying distance from the street	All garages to be plotted at 20' from right-of-way with the exception of Lot 9 and Lot 10

Pursuant to Section 120.05.090(g) of the Eastvale Zoning Code, an application for a density bonus that includes deviations (incentives/concession and/or waivers) is required to be considered and approved by the City Council. Analysis of the requested waivers may be found in the sections that follow.

The City Council shall grant a density bonus, incentives, concessions, and waivers requested by the applicant unless the City makes a written finding, based upon substantial evidence, of either of the following:

1. The incentive or concession is not required in order to provide for affordable housing costs or affordable rents; or

2. The incentive or concession would have a specific adverse impact, as defined in Government Code Section 65589.5(d)(2), upon public health and safety or physical environment or any real property that is listed in the state register of historical resources and for which the city determines there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low and moderate income households.

To ensure the housing units remain affordable according to the density and waivers that are being granted by the City, the applicant is required to enter into a Density Bonus Agreement (**Attachment 8**) with the City. The Density Bonus Agreement identifies the affordable units, and their household

income limits, and other pertinent language such as the requirement for a resale restriction agreement. Details related to the Density Bonus Agreement are discussed under the Density Bonus Agreement section of this report.

Analysis

Tentative Tract Map No. 39416

The applicant has submitted an application for Tentative Tract Map (TTM 39416) to subdivide four (4) existing, previously developed residential lots totaling 3.57 gross acres into thirty-five (35) single family residential lots, two (2) lots for open space purposes and four (4) lots for street purposes within the Chandler Policy Area land use designation.

Municipal Code requirements pertaining to subdivisions (Tract Maps and/or Parcel Maps) are governed by the Subdivision Map Act (State of California Government Code § 66410-66499.58), and Title 130 (Subdivision) of the Eastvale Municipal Code. Furthermore, all subdivision maps must comply with the provisions of the City General Plan, Zoning Code, and all other ordinances, statutes and laws pertaining to the use, sale, leasing or subdivision of land.

General Plan Consistency

The subject property is classified as Chandler Policy Area in the Eastvale General Plan 2040. This classification allows up to a maximum of eight (8) dwelling units per acre or a base density of 29 total dwelling units for the project site (8 du/ac x 3.57 ac ≈ 29 du). Pursuant to the California Density Bonus law, the density bonus is the number of units permitted to be built in addition to the "base density", or the number of units that would be permitted to be built under generally applicable local requirements without a density bonus. The amount of the density bonus is set on a sliding scale, based upon the percentage of affordable units at each income level (**Attachment 2- State Density Bonus Law**).

With the applicant's utilization of State Density Bonus law providing an affordable unit percentage of six percent (6%) or two (2) affordable units for the very low-income category (30-50 percent area median income for a four-person household size which is currently set at $103,900) or $55,950 annually, adjusted for a four-person household size (28.56 total du X 0.06 affordability rate ≈ 2 affordable du) the applicant is entitled to a density bonus of twenty percent (22.5%) or an additional seven (7) units above the base density of what would be permitted to be built under the General Plan without a density bonus. The applicant is requesting a total of only 35 residential units rather than their entitled 36 residential units (29 base density units + 7 density bonus units) as part of this project.

Table 2: Density Bonus Calculation

Affordable Unit - 6% (2 units - Very Low Income)*	**Density Bonus Calculation**	**Units Allowed**
Based Density - Single Family Low	3.57 acres X 8 du/ac	28.56 Units
22.5 Percent State Density Bonus	(6.426 x 0.225)	+ 7 units
Total Units		**35 units**
*Affordable unit percentage is calculated excluding units added by a density bonus.		

Tentative Tract Map No. 39416 (**Attachment 3**) proposes a density of 9.8 du/ac (i.e., 35 residential lots ÷ 3.57 acres = 9.8 du/ac), exceeding the permitted density for the site per the General Plan (i.e.,

8 du/ac); however, pursuant to State Density Bonus Law, units added by a density bonus (i.e., 7 additional units) are excluded from density calculation; therefore, the project has a proposed density of 8 du/ac (i.e., 28.56 base density units ÷ 3.57 acres = 8 du/ac); therefore consistent with the General Plan land use designation of the Chandler Policy Area.

Zoning Code Compliance
The property is zoned A-2 Heavy Agriculture. This designation is intended as an area for large lot single-family residential units with minimum lots sizes of 20,000 square feet.

As proposed, TTM 39416 does not conform to the development standards of the A-2 zone in that the 35 proposed residential parcels do not satisfy the minimum lot size of 20,000 square feet, lot width of 100 feet, and lot depth of 150 feet. The smallest lots comprising TTM 39416 have minimums of 2,698 square feet in size, 33 feet in width, and 80.5 feet in depth.

However, under the provisions of HAA, a housing development cannot be required to rezone the property if it is consistent with the objective General Plan standards for the property. As stated above the proposed project complies with the standards of the Chandler Policy Area General Plan land use designation. The proposed development also needs to comply with the objective zoning code standards applicable to the property, but only to the extent they facilitate the development at the density allowed by the General Plan.

Since the development standards of the A-2 zone would preclude the development of the site at the density permitted by the General Plan, the applicant designed the community to reflect the development standards of the R-1 zone outlined in Table 3.2-2 of the Eastvale Zoning Code to the greatest extent feasible and is formally requesting waivers from the development standards the project cannot satisfy in order to maintain the by-right density of eight (8) dwelling units/acre.

While the minimum lot size, width, and depth of the proposed lots do not meet all the minimum standards outlined in Table 3.2-2 of the Eastvale Zoning Code for the R-1 zone, the R-1 zone is the only zone designated for single family detached residential units. The proposed development standards will be discussed in greater detail later in this report.

Access and Circulation
Access to the tract is proposed via a driveway along Walters Street (i.e., Street “A”) and a driveway along Archibald Avenue (i.e., Street “B”). The entry road off Walters Street (i.e., Street “A”) would extend into the site a distance approximately 330 feet where it intersects Street “B” providing vehicular access back out to Archibald Avenue approximately 260 feet away. The entry ways would include decorative paving treatment, and enhanced landscape nodes at either side to create an attractive “grand entry”. All streets within the tract are proposed to be private and maintained by the Homeowners Association.

The streets are designed with a 26-foot paved section and 5- foot sidewalk on either side within a 36-foot-wide right-of-way, which does not meet minimum street standards for public streets; however, the streets are proposed to be private and are designed to meet Riverside County Modified County Standard 106 for Private Streets. The Riverside County Fire Department has reviewed the proposed street design and Fire Lane Striping Plan to ensure adequate circulation and is supportive of the proposed design. Lastly, the City Engineer has reviewed the proposed project access and on-site circulation and did not cite any concerns with the proposed design.

Grading and Drainage
Site elevation is relatively flat with a gently sloping terrain with surface drainage generally directed to the south. Regional water quality regulations require storage and treatment of stormwater on-site to the maximum extent feasible in order to reduce pollutant loads, prior to discharge downstream. Accordingly, the applicant's Hydrology Report proposes the project will direct onsite flows towards the southeast corner of the project site via a series of gutters throughout the development. Surface flows in these proposed gutters will direct runoff towards a modular wetland system before discharging into an existing storm drain system within Walters Street, which ultimately outfalls to Cucamonga Creek.

The Engineering Division has reviewed the proposed grading and drainage plan for the project and has not expressed any concerns regarding the proposed design. Standard conditions of approval have been suggested that require final grading and drainage plans and the final Water Quality Management Plan (WQMP) to be reviewed and approved by the City Engineer prior to issuance of a grading permit.

Traffic
As the proposed project is consistent with the development density allowed on the project site by the General Plan, the proposed 35-unit residential project would not result in transportation impacts that are peculiar or more severe than those disclosed in the General Plan EIR adopted and certified by the City Council on March 27, 2024.

Noise
In general, construction activities on the project site would increase ambient noise levels in the vicinity on an intermittent but temporary basis. Noise levels during construction would fluctuate depending on the construction phase, equipment type and duration of use, distance between the noise source and receptors (i.e., neighboring residences and schools in the vicinity), and the presence or absence of barriers between the noise source and receptors. Staff notes that construction-related noise is exempt from the City's noise control ordinance, provided that construction noise occurs between 6:00 a.m. and 6:00 p.m. June through September and between 7:00 a.m. and 6:00 p.m. October through May. Staff has also included a condition of approval reiterating allowable construction hours and emphasizing the sensitivity of this issue to surrounding neighboring residents and the Philistine Rondo Elementary School of Discovery. It is anticipated that the primary source of noise impacts to the project site would be traffic noise from Archibald Avenue that is adjacent to the west side of the project site.

Public Infrastructure
Implementation of the proposed project will result in additional demand on existing public services, including demand for fire and police services. However, this increase in demand can be accommodated by existing service levels, and therefore would be less than a significant impact. Additionally, the increase in demand to the utilities, i.e., water, gas, power, and sewer, can be accommodated by existing service levels as there is sufficient capacity to serve the project site under present conditions. Jurupa Valley Community Services District (JCSD) has provided a will-serve letter for the proposed project confirming availability of sufficient water supply to serve the project.

In addition, Riverside County Fire Department has reviewed the proposed site plan for fire/emergency access and did not identify any significant issues of concern that would require

further submittals to Riverside County Fire Department subsequent to any approval of the project granted by the City. Riverside County Fire Department suggest applicable standard conditions of approval, which staff has included in the attached conditions of approval.

Schools

The proposed project would not include significant or unplanned population growth as the proposed project is consistent with the General Plan. The project would be required to comply with SB 50 requirements, which allow school districts to collect impact fees from developers of new projects. According to Section 65997 of the California Government Code, payment of statutory fees is the exclusive method of mitigating environmental effects related to the adequacy of school facilities. Thus, upon payment of required fees by the applicant consistent with existing State requirements, impacts would be less than significant. Furthermore, Corona-Norco Unified School District has provided the applicant a Will-Serve letter confirming their availability to accept student enrollment from the proposed development (**Attachment 14**).

Parks and Recreation

In an effort to develop and maintain a comprehensive system of parks, recreation and natural open space lands that meet the active and passive recreation and open space needs of all residents and visitors, the Eastvale General Plan, specifically Policy CO-2.4, requires new residential developments to dedicate land and/or payment of in lieu fees consistent with state law. As outlined in Section 130.20.020 of the Eastvale Municipal Code, applicants are required to provide three (3) acres of parkland per 1,000 residents within the subdivision. In the case of the subject project the applicant is required to provide a minimum of 0.31 acres of land for public parks and recreational purposes. This is calculated by the number of dwelling units in the subdivision (35 residential units) multiplied by the average number of persons per dwelling unit (2.98 persons per detached single family residential unit) multiplied by .003 (3 acres per 1,000 residents). As the proposed project will not offer any onsite public park and recreational facilities, the applicant will be required to remit necessary in lieu fees as a condition of approval. In lieu fees are calculated using the fair market value of the land divided by 3.57 (project site acreage) and multiplied by 0.31 (parks and recreation land dedication requirement). Prior to recording the Final TTM, the applicant will be required to pay the required fees ensuring Eastvale's goal of a comprehensive system of parks, recreation and natural open space lands are available to all residents and visitors.

Major Development Review

In order to safeguard and enhance the appearance and quality of development in the City of Eastvale, Section 120.02.010 of the Eastvale Zoning Code requires Major Development Review approval for any new single-family subdivision development. This scope of review is outlined in the aforementioned code section, and includes, but is not limited to, exterior design, materials, textures, colors, as well as ensuring the proposed structures will be property related to the site and to the surrounding site in order to prevent structures detrimental to the character of the buildings already established in the area. The proposed project has been reviewed for compliance with the applicable development standards and required findings for a Major Development Review as set forth in Section 120.02.010 (C)(5) of the Eastvale Zoning Code. The required findings are detailed in **Attachment 9 – Draft Resolution**.

Architecture and Treatments

As proposed, the thirty-five (35) single-family homes are designed with quality urban design, architecture and landscaping. Based on staff's review, the project is generally consistent with the Eastvale Design Guidelines except for the requested waivers discussed below.

The applicant is proposing three (3) different model home plans. The table below provides a summary description of the models proposed:

Table 3: Plan Summary

Plan	Square Footages	No. of Stories	No. Bedrooms	No. of Bathrooms	Garage Parking	Percentage of Total Project
Plan 1	1,905 ft^2	2	3 + loft (4 bed option)	2.5	2/421 ft^2	31%
Plan 2	2,075 ft^2	2	4 + loft (5 bed option)	2.5	2/423 ft^2	37%
Plan 3	2,150 ft^2	2	3 + loft + flex (5 bed option)	3	2/489 ft^2	31%

In addition to the three (3) different plan types, the following three (3) architectural styles are also proposed as part of the master architecture:

- Cottage (31 percent of units)
- Farmhouse (34 percent of units)
- Monterey (34 percent of units)

Included in the development plans (**Attachment 5**) the applicant proposes a total of nine (9) different color schemes, seven (7) different trim and siding colors, and five (5) different roofing materials for the above models. Additional architectural details include window shutters, wood siding, pronounced windowsills and ledges, and board and batten.

The variety of options available to all plans will ensure that a rich diversity of colors and materials will be apparent throughout the community. The illustrative color elevations contained within the project plan set provide further details regarding these proposed options.

The City of Eastvale's Design Standards and Guidelines (RDG-7) requires all projects with ten (10) or more residential lots to include at least one single-story floor plan. The proposed project consists of 35 residential units with no single-story floor plan but rather three (3) two-story models. To achieve the necessary density of eight (8) dwelling units an acre afforded by HAA and State Density Bonus Law the individual lot sizes of the project are forced to be smaller than most R-1 zoned properties in that they range from 2,698 to 4,096 square feet. The applicant's proposed two-story models range in size from 1,950 – 2,150 square feet. Given the small lot size of Tentative Tract Map 39416 and the fact that single-story floor plans have larger footprints than two-story floor plans it would not be feasible to construct a compatible or desirable single-story model in the proposed tract; therefore, staff is supportive of the requested waiver.

Site Planning

Staff reviewed the site plan for each of the lots under consideration as part of this Major

Development Review. As noted above, the proposed development needs to comply with the objective zoning code standards applicable to the property, but only to the extent they facilitate the development at the density allowed by the General Plan.

To create consistency with the surrounding single-family residential neighborhoods and in compliance with HAA, the applicant designed the community to the R-1 One-Family Dwelling development standards, to the greatest extent feasible. Apart from the front and side yard setback standards, requested to be waived, all residential units are plotted in compliance with the standards applicable to the R-1 One-family Dwelling zone. As such, staff is supportive of the proposed plotting as it meets the intent of HAA as well as creates a compatible development within an existing developed portion of the city.

Compliance with R-1 One-Family Dwelling Residential Development Standards			
Standard	**Required**	**Proposed**	**Meets Standard**
Front Setback	20 feet	18 feet	No
Rear Setback	10 feet	10 feet	Yes
Side Yard Setback (Interior)	5 feet	4 feet	No
Side Yard Setback (Street Side)	10 feet	6 feet	No
Building Height	40 ft. Maximum	26 feet	Yes
Off-Street Parking	2 covered spaces minimum	2 covered spaces and 2 driveway spaces	Yes

As stated previously, pursuant to Government Code Section 65915(e)(1), if a city development standard would physically prevent the project from being built at the permitted density, the developer may propose to have those standards waived or reduced. The applicant is requesting a two-foot reduction in the front yard setback from twenty feet to eighteen feet on Lot 9 and Lot 10. Staff has evaluated the request and found that the proposed front yard setback continues to meet the minimum off-street parking dimension of eighteen feet; therefore, allowing Lot 9 and Lot 10 to provide driveway spaces. Additionally, the location of these lots, located off an alley and not a main road, would not affect general circulation and for this reason staff is supportive of the requested wavier. A one-foot reduction or waiver of the interior side yard setback from five (5) feet to four (4) and a four (4) foot reduction or waiver of the street side yard setback from ten (10) feet to six (6) feet is also proposed. Staff has evaluated and determined the requests comply with California Building Code and does not pose a health and safety risk; that paired with the narrower lot width than typical R-1 zone property (33 feet versus 60 feet), staff supports the waiver request.

Parking

Each proposed dwelling unit would include two (2) garage spaces and two (2) driveway spaces, for a total of 140 spaces, with the project providing an additional six (6) guest parking stalls on Street “B.” Pursuant to Section 120.05.060 of the Eastvale Zoning Code, the project would exceed the City’s minimum parking requirement of 70 spaces (2 spaces per dwelling unit) by 76 parking spaces (70 driveway spaces + 6 guest parking stalls). In addition, the site is parked in compliance with California Government Code Section 65915(p)(1)(B)(C) in that California Density Bonus Law allows 2.5 parking spaces per four or more bedrooms, inclusive of handicapped and guest parking. It should be noted, given the width of the private streets, that vehicles are prohibited from parking on the

street.

The Major Development Review includes provisions requiring the following parking management practices, to be incorporated into the final, recorded CC&Rs, and applicable throughout the life of the project:

- Requiring onsite parking permits (such as stickers or hangtags) for any parking in the surface guest parking spaces;
- Policies for maximum times vehicles may be parked in the surface guest spaces;
- Policies for towing unauthorized vehicles; vehicles parked in unauthorized locations, such as fire lanes; vehicles parked in surface guest parking without a sticker, hangtag, or other identifiers; and vehicles parked longer than any maximum guest parking timeframes allowed;
- Policies prohibiting the parking, storage, or driving of commercial vehicle, RV, boat, trailer, ATV, golf cart, or similar vehicle on-site,
- Policies requiring all garages be used for the sole purpose of housing parked vehicles (i.e., not for storage purposes); and
- Policies authorizing routine garage inspections to ensure garages are available for vehicle parking.

Walls and Landscaping
Section 120.05.030 Table 5.3-1 of the Eastvale Zoning Code establishes the height and development standards for fences, walls and screens within residential zoning districts. Pursuant to Table 5.3-1 fencing is limited to a maximum of six feet (6') in height.

The proposed fencing along the project's boundaries, including Hellman Avenue and Walters Street would consist of a six-foot (6') tall split face block with a tan concrete masonry unit (CMU) cap, and decorative pilasters consistent with the Zoning Code. Internal to the project site, return walls and privacy walls between residential lots consist of a six-foot (6') high, tan vinyl fence and vinyl gate. The northern tract boundary or rear walls of Lots 1-5 range in height due to the proposed grade differences between the subject site and the properties to the north. The northern wall is a combination retaining/privacy screen wall with a total max height of eight (8) feet (2' retaining + 6' privacy/screen) as visible from the properties to the north. The applicant is requesting a waiver from the six-foot height limitation to construct the northern wall.

The eastern tract boundary or rear walls of Lots 9-21 range in height due to the proposed grade differences between the subject site and the properties to the east. The eastern wall is a combination retaining/privacy screen wall with a total max height of 7.5 feet (1.5' retaining + 6' privacy/screen) as visible from the properties to the east. The applicant is requesting a waiver from the six-foot heigh limitation to construct the eastern wall. Staff has added a condition of approval that the applicant make a good faith effort to obtain approval of each adjacent property owner to the east in order to remove the existing block wall and replace with one singular block wall. Should an existing owner not wish to enter into such an agreement with the applicant and have the desire to keep their existing 6' block wall then the applicant shall construct their proposed 7.5' wall adjacent to the existing 6' wall and incorporate a weed abatement that would prevent vegetation from growing between the two walls.

The western tract boundary or rear walls of Lots 22-28 range in height due to the proposed grade

difference between the subject site and the property to the west (APNs: 144-070-021 and 144-070-019). The western wall is a combination retaining/privacy screen wall with a total max height of eight (8) feet (2' retaining + 6' privacy/screen) as visible from the property to the west. The applicant is requesting a waiver from the six-foot height limitation to construct the northern wall.

Lastly, the rear walls of lots 31-35 (facing south) range in height due to the proposed grade difference between the subject site and the property to the south (APN: 144-070-019). The southern facing wall is a combination retaining/privacy screen wall with a total max height of eleven (11) feet (5' retaining + 6' privacy/screen) as visible from the property to the south. The applicant is requesting a waiver from the six-foot height limitation to construct this wall.

As stated before, if a city development standard would physically prevent the project from being built at the permitted density, the developer may propose to have those standards waived or reduced according to Government Code Section 65915(e)(1). In the case of the applicant's Wall and Fence Plan, staff has reviewed the proposal and finds that the waivers are necessary to develop the site to the density permitted by right under the General Plan and HAA. The existing site topography with developed single family residential property to the north, south and east, is necessary to retain and stabilize the site via retaining walls as well as provide future residents the expected level of privacy (i.e., 6' screen wall).

The applicant's Preliminary Landscape Plans (**Attachment 6**) offer enhanced landscaped frontages (i.e., Hellman Avenue and Walters Street) and entrances into the future residential community (i.e., Street "A" and Street "B"), creating a sense of arrival. The frontages will be planted with Coastal Live Oak and Silk Oak trees, shrubs consisting of Fortnight Lily, Spanish Lavender, Little John, Sweet Bay, Compact Texas Ranger, and many others. Additionally, where visible, tract perimeter walls will be conditioned to be clad in Ivy to soften the appearance of the block walls and provide additional greening to the community. Finally, per the City of Eastvale's Residential Design Standards and Guidelines, each lot is required to plant a minimum of one (1) yard tree. To meet the Residential Design Standard the applicant proposes the following trees for both accent and screening purposes: Bisbane Box, and Fern Pine trees.

Overall, staff believes that the proposed landscape and wall plans are satisfactory. They are generally consistent with other approved tract wall/landscape plans and will ensure aesthetic treatment of the tracts common areas and other perimeter (publicly visible) portions of the tract, and will support a high-quality community design, similar to other developments areas throughout the city. A final landscape plan will be reviewed during the building permit process to ensure that the details of the proposed landscape plan comply with the City landscape regulations.

Density Bonus Agreement

The Density Bonus Agreement for the project is provided as **Attachment 8**. The Agreement identifies the affordable units, and their household income limits, and other pertinent language such as the term of the agreement. The following summaries the salient sections within the Agreement.

Of the total units in the development, two (2) units are proposed to be affordable to households earning less than $55,950 (30-50 percent of the AMI, which is currently set at $110,000 adjusted for a four-person household size), as published by the California Department of Housing and Community Development (HCD). The applicant proposes both of the affordable units to be Plan 1 which consists of a 1,905 square foot, three-bedroom, two and a half bath, two story unit with a two

(2) car garage. The proposed units will be distributed within the 35-unit community and are required to be comparable to the market-rate units in their appearance, materials, and exterior and interior finishes, appliances, and fixtures.

Other terms and conditions of the Density Bonus Agreement include:

- Homebuyers will be required to execute a Resale Restriction Agreement in which each restricted unit must be occupied as the homebuyer's principal residence.
- Affordable units cannot be concentrated in one location within the project site but instead dispersed throughout the project.
- The City has the right to inspect the affordable units and documents.

Public Hearing Notification and Comment

The project requires a minimum 10-day public hearing notification period for property owners and commercial tenants within a 600-foot radius of the project site. The public hearing notice was published in the Press Enterprise newspaper on May 10, 2026, for the Planning Commission meeting on May 20, 2026, and mailing notices were mailed on May 7, 2026. The Notice of Public Hearing and a map showing the properties that received notification are included as **Attachment 12** and **Attachment 13**. As of this writing, staff has not received any correspondence on this project.

Environmental

Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183, because implementation of the proposed project would not result in impacts that are peculiar to the project site and the proposed project would not result in new or more severe impacts to the environment beyond what was previously evaluated and disclosed by the General Plan EIR, no additional environmental review beyond a Section 15183 Exemption Report is required for the proposed project. A Section 15183 Exemption Report was prepared for the project and has been included as Attachment 7 of this report.

Strategic Plan Action - Priority Level: N/A | Target #: B | Goal #: E

Diversify the housing stock with more options.

Fiscal Impact

Processing the proposed applications will have little to no fiscal impact on the City as the project is funded by the applicant.

Prior City Council/Commission Action

There is no prior City Council or Planning Commission action on the subject site.

Attachment(s)

Attachment 1 - Housing Accountability Act
Attachment 2 - State Density Bonus Law
Attachment 3 - Tentative Tract Map 39416
Attachment 4 - Plot Plan
Attachment 5 - Architectural Development Plans
Attachment 6 - Landscape Plans
Attachment 7 - Section 15183 CEQA Exemption Report
Attachment 8 - Draft Affordable Housing Agreement

Attachment 9 - Resolution
Attachment 10 - Conditions of Approval (TTM)
Attachment 11 - Conditions of Approval (MDR)
Attachment 12 - Public Hearing Notice
Attachment 13 - Radius Map

STATE OF CALIFORNIA
LEGISLATIVE COUNSEL BUREAU
AUTHENTICATED
ELECTRONIC LEGAL MATERIAL

State of California

GOVERNMENT CODE

Section 65589.5

65589.5. (a) (1) The Legislature finds and declares all of the following:

(A) The lack of housing, including emergency shelters, is a critical problem that threatens the economic, environmental, and social quality of life in California.

(B) California housing has become the most expensive in the nation. The excessive cost of the state's housing supply is partially caused by activities and policies of many local governments that limit the approval of housing, increase the cost of land for housing, and require that high fees and exactions be paid by producers of housing.

(C) Among the consequences of those actions are discrimination against low-income and minority households, lack of housing to support employment growth, imbalance in jobs and housing, reduced mobility, urban sprawl, excessive commuting, and air quality deterioration.

(D) Many local governments do not give adequate attention to the economic, environmental, and social costs of decisions that result in disapproval of housing development projects, reduction in density of housing projects, and excessive standards for housing development projects.

(2) In enacting the amendments made to this section by the act adding this paragraph, the Legislature further finds and declares the following:

(A) California has a housing supply and affordability crisis of historic proportions. The consequences of failing to effectively and aggressively confront this crisis are hurting millions of Californians, robbing future generations of the chance to call California home, stifling economic opportunities for workers and businesses, worsening poverty and homelessness, and undermining the state's environmental and climate objectives.

(B) While the causes of this crisis are multiple and complex, the absence of meaningful and effective policy reforms to significantly enhance the approval and supply of housing affordable to Californians of all income levels is a key factor.

(C) The crisis has grown so acute in California that supply, demand, and affordability fundamentals are characterized in the negative: underserved demands, constrained supply, and protracted unaffordability.

(D) According to reports and data, California has accumulated an unmet housing backlog of nearly 2,000,000 units and must provide for at least 180,000 new units annually to keep pace with growth through 2025.

(E) California's overall home ownership rate is at its lowest level since the 1940s. The state ranks 49th out of the 50 states in home ownership rates as well as in the supply of housing per capita. Only one-half of California's households are able to afford the cost of housing in their local regions.

(F) Lack of supply and rising costs are compounding inequality and limiting advancement opportunities for many Californians.

(G) The majority of California renters, more than 3,000,000 households, pay more than 30 percent of their income toward rent and nearly one-third, more than 1,500,000 households, pay more than 50 percent of their income toward rent.

(H) When Californians have access to safe and affordable housing, they have more money for food and health care; they are less likely to become homeless and in need of government-subsidized services; their children do better in school; and businesses have an easier time recruiting and retaining employees.

(I) An additional consequence of the state's cumulative housing shortage is a significant increase in greenhouse gas emissions caused by the displacement and redirection of populations to states with greater housing opportunities, particularly working- and middle-class households. California's cumulative housing shortfall therefore has not only national but international environmental consequences.

(J) California's housing picture has reached a crisis of historic proportions despite the fact that, for decades, the Legislature has enacted numerous statutes intended to significantly increase the approval, development, and affordability of housing for all income levels, including this section.

(K) The Legislature's intent in enacting this section in 1982 and in expanding its provisions since then was to significantly increase the approval and construction of new housing for all economic segments of California's communities by meaningfully and effectively curbing the capability of local governments to deny, reduce the density for, or render infeasible housing development projects and emergency shelters. That intent has not been fulfilled.

(L) It is the policy of the state that this section be interpreted and implemented in a manner to afford the fullest possible weight to the interest of, and the approval and provision of, housing.

(3) It is the intent of the Legislature that the conditions that would have a specific, adverse impact upon the public health and safety, as described in paragraph (2) of subdivision (d) and paragraph (1) of subdivision (j), arise infrequently.

(4) It is the intent of the Legislature that the amendments removing provisions from subparagraphs (D) and (E) of paragraph (6) of subdivision (h) and adding those provisions to Sections 65589.5.1 and 65589.5.2 by Assembly Bill 1413 (2023), insofar as they are substantially the same as existing law, shall be considered restatements and continuations of existing law, and not new enactments.

(b) It is the policy of the state that a local government not reject or make infeasible housing development projects, including emergency shelters, that contribute to meeting the need determined pursuant to this article without a thorough analysis of the economic, social, and environmental effects of the action and without complying with subdivision (d).

(c) The Legislature also recognizes that premature and unnecessary development of agricultural lands for urban uses continues to have adverse effects on the availability of those lands for food and fiber production and on the economy of the state. Furthermore, it is the policy of the state that development should be guided away

from prime agricultural lands; therefore, in implementing this section, local jurisdictions should encourage, to the maximum extent practicable, in filling existing urban areas.

(d) For a housing development project for very low, low-, or moderate-income households, or an emergency shelter, a local agency shall not disapprove the housing development project or emergency shelter, or condition approval in a manner that renders the housing development project or emergency shelter infeasible, including through the use of design review standards, unless it makes written findings, based upon a preponderance of the evidence in the record, as to one of the following:

(1) The jurisdiction has adopted a housing element pursuant to this article that has been revised in accordance with Section 65588, is in substantial compliance with this article, and the jurisdiction has met or exceeded its share of the regional housing need allocation pursuant to Section 65584 for the planning period for the income category proposed for the housing development project, provided that any disapproval or conditional approval shall not be based on any of the reasons prohibited by Section 65008. If the housing development project includes a mix of income categories, and the jurisdiction has not met or exceeded its share of the regional housing need for one or more of those categories, then this paragraph shall not be used to disapprove or conditionally approve the housing development project. The share of the regional housing need met by the jurisdiction shall be calculated consistently with the forms and definitions that may be adopted by the Department of Housing and Community Development pursuant to Section 65400. In the case of an emergency shelter, the jurisdiction shall have met or exceeded the need for emergency shelter, as identified pursuant to paragraph (7) of subdivision (a) of Section 65583. Any disapproval or conditional approval pursuant to this paragraph shall be in accordance with applicable law, rule, or standards.

(2) The housing development project or emergency shelter as proposed would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low- and moderate-income households or rendering the development of the emergency shelter financially infeasible. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete. The following shall not constitute a specific, adverse impact upon the public health or safety:

(A) Inconsistency with the zoning ordinance or general plan land use designation.

(B) The eligibility to claim a welfare exemption under subdivision (g) of Section 214 of the Revenue and Taxation Code.

(3) The denial of the housing development project or imposition of conditions is required in order to comply with specific state or federal law, and there is no feasible method to comply without rendering the development unaffordable to low- and moderate-income households or rendering the development of the emergency shelter financially infeasible.

(4) The housing development project or emergency shelter is proposed on land zoned for agriculture or resource preservation that is surrounded on at least two sides by land being used for agricultural or resource preservation purposes, or which does not have adequate water or wastewater facilities to serve the project.

(5) On the date an application for the housing development project or emergency shelter was deemed complete, the jurisdiction had adopted a revised housing element that was in substantial compliance with this article, and the housing development project or emergency shelter was inconsistent with both the jurisdiction's zoning ordinance and general plan land use designation as specified in any element of the general plan.

(A) This paragraph shall not be utilized to disapprove or conditionally approve a housing development project proposed on a site, including a candidate site for rezoning, that is identified as suitable or available for very low, low-, or moderate-income households in the jurisdiction's housing element if the housing development project is consistent with the density specified in the housing element, even though the housing development project was inconsistent with both the jurisdiction's zoning ordinance and general plan land use designation on the date the application was deemed complete.

(B) If the local agency has failed to identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit, has failed to demonstrate that the identified zone or zones include sufficient capacity to accommodate the need for emergency shelter identified in paragraph (7) of subdivision (a) of Section 65583, or has failed to demonstrate that the identified zone or zones can accommodate at least one emergency shelter, as required by paragraph (4) of subdivision (a) of Section 65583, then this paragraph shall not be utilized to disapprove or conditionally approve an emergency shelter proposed for a site designated in any element of the general plan for industrial, commercial, or multifamily residential uses. In any action in court, the burden of proof shall be on the local agency to show that its housing element does satisfy the requirements of paragraph (4) of subdivision (a) of Section 65583.

(6) On the date an application for the housing development project or emergency shelter was deemed complete, the jurisdiction did not have an adopted revised housing element that was in substantial compliance with this article and the housing development project is not a builder's remedy project.

(e) Nothing in this section shall be construed to relieve the local agency from complying with the congestion management program required by Chapter 2.6 (commencing with Section 65088) of Division 1 of Title 7 or the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code). Neither shall anything in this section be construed to relieve the local agency from making one or more of the findings required pursuant to Section 21081 of the Public Resources Code or otherwise complying with the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

(f) (1) Except as provided in paragraphs (6) and (8) of this subdivision, and subdivision (o), nothing in this section shall be construed to prohibit a local agency

from requiring the housing development project to comply with objective, quantifiable, written development standards, conditions, and policies appropriate to, and consistent with, meeting the jurisdiction's share of the regional housing need pursuant to Section 65584. However, the development standards, conditions, and policies shall be applied to facilitate and accommodate development at the density permitted on the site and proposed by the development. Nothing in this section shall limit a project's eligibility for a density bonus, incentive, or concession, or waiver or reduction of development standards and parking ratios, pursuant to Section 65915.

(2) Except as provided in subdivision (o), nothing in this section shall be construed to prohibit a local agency from requiring an emergency shelter project to comply with objective, quantifiable, written development standards, conditions, and policies that are consistent with paragraph (4) of subdivision (a) of Section 65583 and appropriate to, and consistent with, meeting the jurisdiction's need for emergency shelter, as identified pursuant to paragraph (7) of subdivision (a) of Section 65583. However, the development standards, conditions, and policies shall be applied by the local agency to facilitate and accommodate the development of the emergency shelter project.

(3) Except as provided in subdivision (o), nothing in this section shall be construed to prohibit a local agency from imposing fees and other exactions otherwise authorized by law that are essential to provide necessary public services and facilities to the housing development project or emergency shelter.

(4) For purposes of this section, a housing development project or emergency shelter shall be deemed consistent, compliant, and in conformity with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision if there is substantial evidence that would allow a reasonable person to conclude that the housing development project or emergency shelter is consistent, compliant, or in conformity.

(5) For purposes of this section, a change to the zoning ordinance or general plan land use designation subsequent to the date the application was deemed complete shall not constitute a valid basis to disapprove or condition approval of the housing development project or emergency shelter.

(6) Notwithstanding paragraphs (1) to (5), inclusive, all of the following apply to a housing development project that is a builder's remedy project:

(A) A local agency may only require the project to comply with the objective, quantifiable, written development standards, conditions, and policies that would have applied to the project had it been proposed on a site with a general plan designation and zoning classification that allow the density and unit type proposed by the applicant. If the local agency has no general plan designation or zoning classification that would have allowed the density and unit type proposed by the applicant, the development proponent may identify any objective, quantifiable, written development standards, conditions, and policies associated with a different general plan designation or zoning classification within that jurisdiction, that facilitate the project's density and unit type, and those shall apply.

(B) (i) Except as authorized by paragraphs (1) to (4), inclusive, of subdivision (d), a local agency shall not apply any individual or combination of objective, quantifiable, written development standards, conditions, and policies to the project that do any of the following:

(I) Render the project infeasible.

(II) Preclude a project that meets the requirements allowed to be imposed by subparagraph (A), as modified by any density bonus, incentive, or concession, or waiver or reduction of development standards and parking ratios, pursuant to Section 65915, from being constructed as proposed by the applicant.

(ii) The local agency shall bear the burden of proof of complying with clause (i).

(C) (i) A project applicant that qualifies for a density bonus pursuant to Section 65915 shall receive two incentives or concessions in addition to those granted pursuant to paragraph (2) of subdivision (d) of Section 65915.

(ii) For a project seeking density bonuses, incentives, concessions, or any other benefits pursuant to Section 65915, and notwithstanding paragraph (6) of subdivision (o) of Section 65915, for purposes of this paragraph, maximum allowable residential density or base density means the density permitted for a builder's remedy project pursuant to subparagraph (C) of paragraph (11) of subdivision (h).

(iii) A local agency shall grant any density bonus pursuant to Section 65915 based on the number of units proposed and allowable pursuant to subparagraph (C) of paragraph (11) of subdivision (h).

(iv) A project that dedicates units to extremely low-income households pursuant to subclause (I) of clause (i) of subparagraph (C) of paragraph (3) of subdivision (h) shall be eligible for the same density bonus, incentives or concessions, and waivers or reductions of development standards as provided to a housing development project that dedicates three percentage points more units to very low income households pursuant to paragraph (2) of subdivision (f) of Section 65915.

(v) All units dedicated to extremely low-income, very low income, low-income, and moderate-income households pursuant to paragraph (11) of subdivision (h) shall be counted as affordable units in determining whether the applicant qualifies for a density bonus pursuant to Section 65915.

(D) (i) The project shall not be required to apply for, or receive approval of, a general plan amendment, specific plan amendment, rezoning, or other legislative approval.

(ii) The project shall not be required to apply for, or receive, any approval or permit not generally required of a project of the same type and density proposed by the applicant.

(iii) Any project that complies with this paragraph shall be deemed consistent, compliant, and in conformity with an applicable plan, program, policy, ordinance, standard, requirement, redevelopment plan and implementing instruments, or other similar provision for all purposes, and shall not be considered or treated as a nonconforming lot, use, or structure for any purpose.

(E) A local agency shall not adopt or impose any requirement, process, practice, or procedure or undertake any course of conduct, including, but not limited to,

increased fees or inclusionary housing requirements, that applies to a project solely or partially on the basis that the project is a builder's remedy project.

(F) (i) A builder's remedy project shall be deemed to be in compliance with the residential density standards for the purposes of complying with subdivision (b) of Section 65912.123.

(ii) A builder's remedy project shall be deemed to be in compliance with the objective zoning standards, objective subdivision standards, and objective design review standards for the purposes of complying with paragraph (5) of subdivision (a) of Section 65913.4.

(G) (i) (I) If the local agency had a local affordable housing requirement, as defined in Section 65912.101, that on January 1, 2024, required a greater percentage of affordable units than required under subparagraph (A) of paragraph (11) of subdivision (h), or required an affordability level deeper than what is required under subparagraph (A) of paragraph (11) of subdivision (h), then, except as provided in subclauses (II) and (III), the local agency may require a housing development for mixed-income households to comply with an otherwise lawfully applicable local affordability percentage or affordability level. The local agency shall not require housing for mixed-income households to comply with any other aspect of the local affordable housing requirement.

(II) Notwithstanding subclause (I), the local affordable housing requirements shall not be applied to require housing for mixed-income households to dedicate more than 20 percent of the units to affordable units of any kind.

(III) Housing for mixed-income households that is required to dedicate 20 percent of the units to affordable units shall not be required to dedicate any of the affordable units at an income level deeper than lower income households, as defined in Section 50079.5 of the Health and Safety Code.

(IV) A local agency may only require housing for mixed-income households to comply with the local percentage requirement or affordability level described in subclause (I) if it first makes written findings, supported by a preponderance of evidence, that compliance with the local percentage requirement or the affordability level, or both, would not render the housing development project infeasible. If a reasonable person could find compliance with either requirement, either alone or in combination, would render the project infeasible, the project shall not be required to comply with that requirement.

(ii) Affordable units in the development project shall have a comparable bedroom and bathroom count as the market rate units.

(iii) Each affordable unit dedicated pursuant to this subparagraph shall count toward satisfying a local affordable housing requirement. Each affordable unit dedicated pursuant to a local affordable housing requirement that meets the criteria established in this subparagraph shall count towards satisfying the requirements of this subparagraph. This is declaratory of existing law.

(7) (A) For a housing development project application that is deemed complete before January 1, 2025, the development proponent for the project may choose to be subject to the provisions of this section that were in place on the date the preliminary

application was submitted, or, if the project meets the definition of a builder's remedy project, it may choose to be subject to any or all of the provisions of this section applicable as of January 1, 2025.

(B) Notwithstanding subdivision (c) of Section 65941.1, for a housing development project deemed complete before January 1, 2025, the development proponent may choose to revise their application so that the project is a builder's remedy project, without being required to resubmit a preliminary application, even if the revision results in the number of residential units or square footage of construction changing by 20 percent or more.

(8) A housing development project proposed on a site that is identified as suitable or available for very low, low-, or moderate-income households in the jurisdiction's housing element, that is consistent with the density specified in the most recently updated and adopted housing element, and that is inconsistent with both the jurisdiction's zoning ordinance and general plan land use designation on the date the application was deemed complete, shall be subject to the provisions of subparagraphs (A), (B), and (D) of paragraph (6) and paragraph (9).

(9) For purposes of this subdivision, "objective, quantifiable, written development standards, conditions, and policies" means criteria that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal, including, but not limited to, any standard, ordinance, or policy described in paragraph (4) of subdivision (o). Nothing herein shall affect the obligation of the housing development project to comply with the minimum building standards approved by the California Building Standards Commission as provided in Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code. In the event that applicable objective, quantifiable, written development standards, conditions, and policies are mutually inconsistent, a development shall be deemed consistent with the criteria that permits the density and unit type closest to that of the proposed project.

(g) This section shall be applicable to charter cities because the Legislature finds that the lack of housing, including emergency shelter, is a critical statewide problem.

(h) The following definitions apply for the purposes of this section:

(1) "Feasible" means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

(2) "Housing development project" means a use consisting of any of the following:

(A) Residential units only.

(B) Mixed-use developments consisting of residential and nonresidential uses that meet any of the following conditions:

(i) At least two-thirds of the new or converted square footage is designated for residential use.

(ii) At least 50 percent of the new or converted square footage is designated for residential use and the project meets both of the following:

(I) The project includes at least 500 net new residential units.

(II) No portion of the project is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging, except a portion of the project may be designated for use as a residential hotel, as defined in Section 50519 of the Health and Safety Code.

(iii) At least 50 percent of the net new or converted square footage is designated for residential use and the project meets all of the following:

(I) The project includes at least 500 net new residential units.

(II) The project involves the demolition or conversion of at least 100,000 square feet of nonresidential use.

(III) The project demolishes at least 50 percent of the existing nonresidential uses on the site.

(IV) No portion of the project is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging, except a portion of the project may be designated for use as a residential hotel, as defined in Section 50519 of the Health and Safety Code.

(C) Transitional housing or supportive housing.

(D) Farmworker housing, as defined in subdivision (h) of Section 50199.7 of the Health and Safety Code.

(3) (A) "Housing for very low, low-, or moderate-income households" means housing for lower income households, mixed-income households, or moderate-income households.

(B) "Housing for lower income households" means a housing development project in which 100 percent of the units, excluding managers' units, are dedicated to lower income households, as defined in Section 50079.5 of the Health and Safety Code, at an affordable cost, as defined by Section 50052.5 of the Health and Safety Code, or an affordable rent set in an amount consistent with the rent limits established by the California Tax Credit Allocation Committee. The units shall be subject to a recorded deed restriction for a period of 55 years for rental units and 45 years for owner-occupied units.

(C) (i) "Housing for mixed-income households" means any of the following:

(I) A housing development project in which at least 7 percent of the total units, as defined in subparagraph (A) of paragraph (8) of subdivision (o) of Section 65915, are dedicated to extremely low income households, as defined in Section 50106 of the Health and Safety Code.

(II) A housing development project in which at least 10 percent of the total units, as defined in subparagraph (A) of paragraph (8) of subdivision (o) of Section 65915, are dedicated to very low income households, as defined in Section 50105 of the Health and Safety Code.

(III) A housing development project in which at least 13 percent of the total units, as defined in subparagraph (A) of paragraph (8) of subdivision (o) of Section 65915, are dedicated to lower income households, as defined in Section 50079.5 of the Health and Safety Code.

(IV) A housing development project in which there are 10 or fewer total units, as defined in subparagraph (A) of paragraph (8) of subdivision (o) of Section 65915,

that is on a site that is smaller than one acre, and that is proposed for development at a minimum density of 10 units per acre.

(ii) All units dedicated to extremely low income, very low income, and low-income households pursuant to clause (i) shall meet both of the following:

(I) The units shall have an affordable housing cost, as defined in Section 50052.5 of the Health and Safety Code, or an affordable rent, as defined in Section 50053 of the Health and Safety Code.

(II) The development proponent shall agree to, and the local agency shall ensure, the continued affordability of all affordable rental units included pursuant to this section for 55 years and all affordable ownership units included pursuant to this section for a period of 45 years.

(D) "Housing for moderate-income households" means a housing development project in which 100 percent of the units are sold or rented to moderate-income households, as defined in Section 50093 of the Health and Safety Code, at an affordable housing cost, as defined in Section 50052.5 of the Health and Safety Code, or an affordable rent, as defined in Section 50053 of the Health and Safety Code. The units shall be subject to a recorded deed restriction for a period of 55 years for rental units and 45 years for owner-occupied units.

(4) "Area median income" means area median income as periodically established by the Department of Housing and Community Development pursuant to Section 50093 of the Health and Safety Code.

(5) Notwithstanding any other law, until January 1, 2030, "deemed complete" means that the applicant has submitted a preliminary application pursuant to Section 65941.1 or, if the applicant has not submitted a preliminary application, has submitted a complete application pursuant to Section 65943. The local agency shall bear the burden of proof in establishing that the application is not complete.

(6) "Disapprove the housing development project" includes any instance in which a local agency does any of the following:

(A) Votes or takes final administrative action on a proposed housing development project application and the application is disapproved, including any required land use approvals or entitlements necessary for the issuance of a building permit.

(B) Fails to comply with the time periods specified in subdivision (a) of Section 65950. An extension of time pursuant to Article 5 (commencing with Section 65950) shall be deemed to be an extension of time pursuant to this paragraph.

(C) Fails to meet the time limits specified in Section 65913.3.

(D) Fails to cease a course of conduct undertaken for an improper purpose, such as to harass or to cause unnecessary delay or needless increases in the cost of the proposed housing development project, that effectively disapproves the proposed housing development without taking final administrative action if all of the following conditions are met:

(i) The project applicant provides written notice detailing the challenged conduct and why it constitutes disapproval to the local agency established under Section 65100.

(ii) Within five working days of receiving the applicant's written notice described in clause (i), the local agency shall post the notice on the local agency's internet

website, provide a copy of the notice to any person who has made a written request for notices pursuant to subdivision (f) of Section 21167 of the Public Resources Code, and file the notice with the county clerk of each county in which the project will be located. The county clerk shall post the notice and make it available for public inspection in the manner set forth in subdivision (c) of Section 21152 of the Public Resources Code.

(iii) The local agency shall consider all objections, comments, evidence, and concerns about the project or the applicant's written notice and shall not make a determination until at least 60 days after the applicant has given written notice to the local agency pursuant to clause (i).

(iv) Within 90 days of receipt of the applicant's written notice described in clause (i), the local agency shall issue a written statement that it will immediately cease the challenged conduct or issue written findings that comply with both of the following requirements:

(I) The findings articulate an objective basis for why the challenged course of conduct is necessary.

(II) The findings provide clear instructions on what the applicant must submit or supplement so that the local agency can make a final determination regarding the next necessary approval or set the date and time of the next hearing.

(v) (I) If a local agency continues the challenged course of conduct described in the applicant's written notice and fails to issue the written findings described in clause (iv), the local agency shall bear the burden of establishing that its course of conduct does not constitute a disapproval of the housing development project under this subparagraph in an action taken by the applicant.

(II) If an applicant challenges a local agency's course of conduct as a disapproval under this subparagraph, the local agency's written findings described in clause (iv) shall be incorporated into the administrative record and be deemed to be the final administrative action for purposes of adjudicating whether the local agency's course of conduct constitutes a disapproval of the housing development project under this subparagraph.

(vi) A local agency's action in furtherance of complying with the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code), including, but not limited to, imposing mitigating measures, shall not constitute project disapproval under this subparagraph.

(E) Fails to comply with Section 65905.5. For purposes of this subparagraph, a builder's remedy project shall be deemed to comply with the applicable, objective general plan and zoning standards in effect at the time an application is deemed complete.

(F) (i) Determines that an application for a housing development project is incomplete pursuant to subdivision (a) or (b) of Section 65943 and includes in the determination an item that is not required on the local agency's submittal requirement checklist. The local agency shall bear the burden of proof that the required item is listed on the submittal requirement checklist.

(ii) In a subsequent review of an application pursuant to Section 65943, requests the applicant provide new information that was not identified in the initial determination and upholds this determination in the final written determination on an appeal filed pursuant to subdivision (c) of Section 65943. The local agency shall bear the burden of proof that the required item was identified in the initial determination.

(iii) Determines that an application for a housing development project is incomplete pursuant to subdivision (a) or (b) of Section 65943, a reasonable person would conclude that the applicant has submitted all of the items required on the local agency's submittal requirement checklist, and the local agency upholds this determination in the final written determination on an appeal filed pursuant to subdivision (c) of Section 65943.

(iv) If a local agency determines that an application is incomplete under Section 65943 after two resubmittals of the application by the applicant, the local agency shall bear the burden of establishing that the determination is not an effective disapproval of a housing development project under this section.

(G) Violates subparagraph (D) or (E) of paragraph (6) of subdivision (f).

(H) Makes a written determination that a preliminary application described in subdivision (a) of Section 65941.1 has expired or that the applicant has otherwise lost its vested rights under the preliminary application for any reason other than those described in subdivisions (c) and (d) of Section 65941.1.

(I) (i) Fails to make a determination of whether the project is exempt from the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code), or commits an abuse of discretion, as defined in subdivision (b) of Section 65589.5.1 if all of the conditions in Section 65589.5.1 are satisfied.

(ii) This subparagraph shall become inoperative on January 1, 2031.

(J) (i) Fails to adopt a negative declaration or addendum for the project, to certify an environmental impact report for the project, or to approve another comparable environmental document, such as a sustainable communities environmental assessment pursuant to Section 21155.2 of the Public Resources Code, as required pursuant to the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code), if all of the conditions in Section 65589.5.2 are satisfied.

(ii) This subparagraph shall become inoperative on January 1, 2031.

(7) (A) For purposes of this section and Sections 65589.5.1 and 65589.5.2, "lawful determination" means any final decision about whether to approve or disapprove a statutory or categorical exemption or a negative declaration, addendum, environmental impact report, or comparable environmental review document under the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code) that is not an abuse of discretion, as defined in subdivision (b) of Section 65589.5.1 or subdivision (b) of Section 65589.5.2.

(B) This paragraph shall become inoperative on January 1, 2031.

(8) "Lower density" includes any conditions that have the same effect or impact on the ability of the project to provide housing.

(9) Until January 1, 2030, "objective" means involving no personal or subjective judgment by a public official and being uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official.

(10) Notwithstanding any other law, until January 1, 2030, "determined to be complete" means that the applicant has submitted a complete application pursuant to Section 65943.

(11) "Builder's remedy project" means a project that meets all of the following criteria:

(A) The project is a housing development project that provides housing for very low, low-, or moderate-income households.

(B) On or after the date an application for the housing development project or emergency shelter was deemed complete, the jurisdiction did not have a housing element that was in substantial compliance with this article.

(C) The project has a density such that the number of units, as calculated before the application of a density bonus pursuant to Section 65915, complies with all of the following conditions:

(i) The density does not exceed the greatest of the following densities:

(I) Fifty percent greater than the minimum density deemed appropriate to accommodate housing for that jurisdiction as specified in subparagraph (B) of paragraph (3) of subdivision (c) of Section 65583.2.

(II) Three times the density allowed by the general plan, zoning ordinance, or state law, whichever is greater.

(III) The density that is consistent with the density specified in the housing element.

(ii) Notwithstanding clause (i), the greatest allowable density shall be 35 units per acre more than the amount allowable pursuant to clause (i), if any portion of the site is located within any of the following:

(I) One-half mile of a major transit stop, as defined in Section 21064.3 of the Public Resources Code.

(II) A very low vehicle travel area, as defined in subdivision (h).

(III) A high or highest resource census tract, as identified by the latest edition of the "CTCAC/HCD Opportunity Map" published by the California Tax Credit Allocation Committee and the Department of Housing and Community Development.

(D) (i) On sites that have a minimum density requirement and are located within one-half mile of a commuter rail station or a heavy rail station, the density of the project shall not be less than the minimum density required on the site.

(I) For purposes of this subparagraph, "commuter rail" means a railway that is not a light rail, streetcar, trolley, or tramway and that is for urban passenger train service consisting of local short distance travel operating between a central city and adjacent suburb with service operated on a regular basis by or under contract with a transit operator for the purpose of transporting passengers within urbanized areas, or between urbanized areas and outlying areas, using either locomotive-hauled or self-propelled railroad passenger cars, with multitrip tickets and specific station-to-station fares.

(II) For purposes of this subparagraph, "heavy rail" means an electric railway with the capacity for a heavy volume of traffic using high speed and rapid acceleration passenger rail cars operating singly or in multicar trains on fixed rails, separate rights-of-way from which all other vehicular and foot traffic are excluded, and high platform loading.

(ii) On all other sites with a minimum density requirement, the density of the project shall not be less than the local agency's minimum density or one-half of the minimum density deemed appropriate to accommodate housing for that jurisdiction as specified in subparagraph (B) of paragraph (3) of subdivision (c) of Section 65583.2, whichever is lower.

(E) The project site does not abut a site where more than one-third of the square footage on the site has been used, within the past three years, by a heavy industrial use, or a Title V industrial use, as those terms are defined in Section 65913.16.

(12) "Condition approval" includes imposing on the housing development project, or attempting to subject it to, development standards, conditions, or policies.

(13) "Unit type" means the form of ownership and the kind of residential unit, including, but not limited to, single-family detached, single-family attached, for-sale, rental, multifamily, townhouse, condominium, apartment, manufactured homes and mobilehomes, factory-built housing, and residential hotel.

(14) "Proposed by the applicant" means the plans and designs as submitted by the applicant, including, but not limited to, density, unit size, unit type, site plan, building massing, floor area ratio, amenity areas, open space, parking, and ancillary commercial uses.

(i) If any city, county, or city and county denies approval or imposes conditions, including design changes, lower density, or a reduction of the percentage of a lot that may be occupied by a building or structure under the applicable planning and zoning in force at the time the housing development project's application is complete, that have a substantial adverse effect on the viability or affordability of a housing development for very low, low-, or moderate-income households, and the denial of the development or the imposition of conditions on the development is the subject of a court action which challenges the denial or the imposition of conditions, then the burden of proof shall be on the local legislative body to show that its decision is consistent with the findings as described in subdivision (d), and that the findings are supported by a preponderance of the evidence in the record, and with the requirements of subdivision (o).

(j) (1) When a proposed housing development project complies with applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the application was deemed complete, but the local agency proposes to disapprove the project or to impose a condition that the project be developed at a lower density, the local agency shall base its decision regarding the proposed housing development project upon written findings supported by a preponderance of the evidence on the record that both of the following conditions exist:

(A) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

(B) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.

(2) (A) If the local agency considers a proposed housing development project to be inconsistent, not in compliance, or not in conformity with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision as specified in this subdivision, it shall provide the applicant with written documentation identifying the provision or provisions, and an explanation of the reason or reasons it considers the housing development to be inconsistent, not in compliance, or not in conformity as follows:

(i) Within 30 days of the date that the application for the housing development project is determined to be complete, if the housing development project contains 150 or fewer housing units.

(ii) Within 60 days of the date that the application for the housing development project is determined to be complete, if the housing development project contains more than 150 units.

(B) If the local agency fails to provide the required documentation pursuant to subparagraph (A), the housing development project shall be deemed consistent, compliant, and in conformity with the applicable plan, program, policy, ordinance, standard, requirement, or other similar provision.

(3) For purposes of this section, the receipt of a density bonus, incentive, concession, waiver, or reduction of development standards pursuant to Section 65915 shall not constitute a valid basis on which to find a proposed housing development project is inconsistent, not in compliance, or not in conformity, with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision specified in this subdivision.

(4) For purposes of this section, a proposed housing development project is not inconsistent with the applicable zoning standards and criteria, and shall not require a rezoning, if the housing development project is consistent with the objective general plan standards and criteria but the zoning for the project site is inconsistent with the general plan. If the local agency has complied with paragraph (2), the local agency may require the proposed housing development project to comply with the objective standards and criteria of the zoning which is consistent with the general plan, however, the standards and criteria shall be applied to facilitate and accommodate development at the density allowed on the site by the general plan and proposed by the proposed housing development project.

(k) (1) (A) (i) The applicant, a person who would be eligible to apply for residency in the housing development project or emergency shelter, or a housing organization may bring an action to enforce this section. If, in any action brought to enforce this section, a court finds that any of the following are met, the court shall issue an order pursuant to clause (ii):

(I) The local agency, in violation of subdivision (d), disapproved a housing development project or conditioned its approval in a manner rendering it infeasible for the development of an emergency shelter, or housing for very low, low-, or moderate-income households, including farmworker housing, without making the findings required by this section.

(II) The local agency, in violation of subdivision (j), disapproved a housing development project complying with applicable, objective general plan and zoning standards and criteria, or imposed a condition that the project be developed at a lower density, without making the findings required by this section.

(III) (ia) Subject to sub-subclause (ib), the local agency, in violation of subdivision (o), required or attempted to require a housing development project to comply with an ordinance, policy, or standard not adopted and in effect when a preliminary application was submitted.

(ib) This subclause shall become inoperative on January 1, 2030.

(IV) The local agency violated a provision of this section applicable to a builder's remedy project.

(ii) If the court finds that one of the conditions in clause (i) is met, the court shall issue an order or judgment compelling compliance with this section within a time period not to exceed 60 days, including, but not limited to, an order that the local agency take action on the housing development project or emergency shelter. The court may issue an order or judgment directing the local agency to approve the housing development project or emergency shelter if the court finds that the local agency acted in bad faith when it disapproved or conditionally approved the housing development or emergency shelter in violation of this section. The court shall retain jurisdiction to ensure that its order or judgment is carried out and shall award reasonable attorney's fees and costs of suit to the plaintiff or petitioner, provided, however, that the court shall not award attorney's fees in either of the following instances:

(I) The court finds, under extraordinary circumstances, that awarding fees would not further the purposes of this section.

(II) (ia) In a case concerning a disapproval within the meaning of subparagraph (I) or (J) of paragraph (6) of subdivision (h), the court finds that the local agency acted in good faith and had reasonable cause to disapprove the housing development project due to the existence of a controlling question of law about the application of the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code) or implementing guidelines as to which there was a substantial ground for difference of opinion at the time of the disapproval.

(ib) This subclause shall become inoperative on January 1, 2031.

(B) Upon a determination that the local agency has failed to comply with the order or judgment compelling compliance with this section within the time period prescribed

by the court, the court shall impose fines on a local agency that has violated this section and require the local agency to deposit any fine levied pursuant to this subdivision into a local housing trust fund. The local agency may elect to instead deposit the fine into the Building Homes and Jobs Trust Fund. The fine shall be in a minimum amount of ten thousand dollars ($10,000) per housing unit in the housing development project on the date the application was deemed complete pursuant to Section 65943. In determining the amount of the fine to impose, the court shall consider the local agency's progress in attaining its target allocation of the regional housing need pursuant to Section 65584 and any prior violations of this section. Fines shall not be paid out of funds already dedicated to affordable housing, including, but not limited to, Low and Moderate Income Housing Asset Funds, funds dedicated to housing for very low, low-, and moderate-income households, and federal HOME Investment Partnerships Program and Community Development Block Grant Program funds. The local agency shall commit and expend the money in the local housing trust fund within five years for the sole purpose of financing newly constructed housing units affordable to extremely low, very low, or low-income households. After five years, if the funds have not been expended, the money shall revert to the state and be deposited in the Building Homes and Jobs Trust Fund for the sole purpose of financing newly constructed housing units affordable to extremely low, very low, or low-income households.

(C) If the court determines that its order or judgment has not been carried out within 60 days, the court may issue further orders as provided by law to ensure that the purposes and policies of this section are fulfilled, including, but not limited to, an order to vacate the decision of the local agency and to approve the housing development project, in which case the application for the housing development project, as proposed by the applicant at the time the local agency took the initial action determined to be in violation of this section, along with any standard conditions determined by the court to be generally imposed by the local agency on similar projects, shall be deemed to be approved unless the applicant consents to a different decision or action by the local agency.

(D) Nothing in this section shall limit the court's inherent authority to make any other orders to compel the immediate enforcement of any writ brought under this section, including the imposition of fees and other sanctions set forth under Section 1097 of the Code of Civil Procedure.

(2) For purposes of this subdivision, "housing organization" means a trade or industry group whose local members are primarily engaged in the construction or management of housing units or a nonprofit organization whose mission includes providing or advocating for increased access to housing for low-income households and have filed written or oral comments with the local agency prior to action on the housing development project. A housing organization may only file an action pursuant to this section to challenge the disapproval of a housing development by a local agency. A housing organization shall be entitled to reasonable attorney's fees and costs if it is the prevailing party in an action to enforce this section.

(*l*) If the court finds that the local agency (1) acted in bad faith when it violated this section and (2) failed to carry out the court's order or judgment within the time period prescribed by the court, the court, in addition to any other remedies provided by this section, shall multiply the fine determined pursuant to subparagraph (B) of paragraph (1) of subdivision (k) by a factor of five. If a court has previously found that the local agency violated this section within the same planning period, the court shall multiply the fines by an additional factor for each previous violation. For purposes of this section, "bad faith" includes, but is not limited to, an action or inaction that is frivolous, pretextual, intended to cause unnecessary delay, or entirely without merit.

(m) (1) Any action brought to enforce the provisions of this section shall be brought pursuant to Section 1094.5 of the Code of Civil Procedure, and the local agency shall prepare and certify the record of proceedings in accordance with subdivision (c) of Section 1094.6 of the Code of Civil Procedure no later than 30 days after the petition is served, provided that the cost of preparation of the record shall be borne by the local agency, unless the petitioner elects to prepare the record as provided in subdivision (n) of this section. A petition to enforce the provisions of this section shall be filed and served no later than 90 days from the later of (1) the effective date of a decision of the local agency imposing conditions on, disapproving, or any other final action on a housing development project or (2) the expiration of the time periods specified in subparagraph (B) of paragraph (5) of subdivision (h). Upon entry of the trial court's order, a party may, in order to obtain appellate review of the order, file a petition within 20 days after service upon it of a written notice of the entry of the order, or within such further time not exceeding an additional 20 days as the trial court may for good cause allow, or may appeal the judgment or order of the trial court under Section 904.1 of the Code of Civil Procedure. If the local agency appeals the judgment of the trial court, the local agency shall post a bond, in an amount to be determined by the court, to the benefit of the plaintiff if the plaintiff is the project applicant.

(2) (A) A disapproval within the meaning of subparagraph (I) of paragraph (6) of subdivision (h) shall be final for purposes of this subdivision, if the local agency did not make a lawful determination within the time period set forth in paragraph (5) of subdivision (a) of Section 65589.5.1 after the applicant's timely written notice.

(B) This paragraph shall become inoperative on January 1, 2031.

(3) (A) A disapproval within the meaning of subparagraph (J) of paragraph (6) of subdivision (h) shall be final for purposes of this subdivision, if the local agency did not make a lawful determination within 90 days of the applicant's timely written notice.

(B) This paragraph shall become inoperative on January 1, 2031.

(n) In any action, the record of the proceedings before the local agency shall be filed as expeditiously as possible and, notwithstanding Section 1094.6 of the Code of Civil Procedure or subdivision (m) of this section, all or part of the record may be prepared (1) by the petitioner with the petition or petitioner's points and authorities, (2) by the respondent with respondent's points and authorities, (3) after payment of costs by the petitioner, or (4) as otherwise directed by the court. If the expense of

preparing the record has been borne by the petitioner and the petitioner is the prevailing party, the expense shall be taxable as costs.

(o) (1) Subject to paragraphs (2), (6), and (7), and subdivision (d) of Section 65941.1, a housing development project shall be subject only to the ordinances, policies, and standards adopted and in effect when a preliminary application including all of the information required by subdivision (a) of Section 65941.1 was submitted.

(2) Paragraph (1) shall not prohibit a housing development project from being subject to ordinances, policies, and standards adopted after the preliminary application was submitted pursuant to Section 65941.1 in the following circumstances:

(A) In the case of a fee, charge, or other monetary exaction, to an increase resulting from an automatic annual adjustment based on an independently published cost index that is referenced in the ordinance or resolution establishing the fee or other monetary exaction.

(B) A preponderance of the evidence in the record establishes that subjecting the housing development project to an ordinance, policy, or standard beyond those in effect when a preliminary application was submitted is necessary to mitigate or avoid a specific, adverse impact upon the public health or safety, as defined in subparagraph (A) of paragraph (1) of subdivision (j), and there is no feasible alternative method to satisfactorily mitigate or avoid the adverse impact.

(C) Subjecting the housing development project to an ordinance, policy, standard, or any other measure, beyond those in effect when a preliminary application was submitted is necessary to avoid or substantially lessen an impact of the project under the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

(D) The housing development project has not commenced construction within two and one-half years, or three and one-half years for an affordable housing project, following the date that the project received final approval. For purposes of this subparagraph:

(i) "Affordable housing project" means a housing development that satisfies both of the following requirements:

(I) Units within the development are subject to a recorded affordability restriction for at least 55 years for rental housing and 45 years for owner-occupied housing, or the first purchaser of each unit participates in an equity sharing agreement as described in subparagraph (C) of paragraph (2) of subdivision (c) of Section 65915.

(II) All of the units within the development, excluding managers' units, are dedicated to lower income households, as defined by Section 50079.5 of the Health and Safety Code.

(ii) "Final approval" means that the housing development project has received all necessary approvals to be eligible to apply for, and obtain, a building permit or permits and either of the following is met:

(I) The expiration of all applicable appeal periods, petition periods, reconsideration periods, or statute of limitations for challenging that final approval without an appeal, petition, request for reconsideration, or legal challenge having been filed.

(II) If a challenge is filed, that challenge is fully resolved or settled in favor of the housing development project.

(E) The housing development project is revised following submittal of a preliminary application pursuant to Section 65941.1 such that the number of residential units or square footage of construction changes by 20 percent or more, exclusive of any increase resulting from the receipt of a density bonus, incentive, concession, waiver, or similar provision, including any other locally authorized program that offers additional density or other development bonuses when affordable housing is provided. For purposes of this subdivision, "square footage of construction" means the building area, as defined by the California Building Standards Code (Title 24 of the California Code of Regulations).

(3) This subdivision does not prevent a local agency from subjecting the additional units or square footage of construction that result from project revisions occurring after a preliminary application is submitted pursuant to Section 65941.1 to the ordinances, policies, and standards adopted and in effect when the preliminary application was submitted.

(4) For purposes of this subdivision, "ordinances, policies, and standards" includes general plan, community plan, specific plan, zoning, design review standards and criteria, subdivision standards and criteria, and any other rules, regulations, requirements, and policies of a local agency, as defined in Section 66000, including those relating to development impact fees, capacity or connection fees or charges, permit or processing fees, and other exactions.

(5) This subdivision shall not be construed in a manner that would lessen the restrictions imposed on a local agency, or lessen the protections afforded to a housing development project, that are established by any other law, including any other part of this section.

(6) This subdivision shall not restrict the authority of a public agency or local agency to require mitigation measures to lessen the impacts of a housing development project under the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

(7) With respect to completed residential units for which the project approval process is complete and a certificate of occupancy has been issued, nothing in this subdivision shall limit the application of later enacted ordinances, policies, and standards that regulate the use and occupancy of those residential units, such as ordinances relating to rental housing inspection, rent stabilization, restrictions on short-term renting, and business licensing requirements for owners of rental housing.

(8) (A) This subdivision shall apply to a housing development project that submits a preliminary application pursuant to Section 65941.1 before January 1, 2030.

(B) This subdivision shall become inoperative on January 1, 2034.

(p) (1) Upon any motion for an award of attorney's fees pursuant to Section 1021.5 of the Code of Civil Procedure, in a case challenging a local agency's approval of a housing development project, a court, in weighing whether a significant benefit has been conferred on the general public or a large class of persons and whether the necessity of private enforcement makes the award appropriate, shall give due weight

to the degree to which the local agency's approval furthers policies of this section, including, but not limited to, subdivisions (a), (b), and (c), the suitability of the site for a housing development, and the reasonableness of the decision of the local agency. It is the intent of the Legislature that attorney's fees and costs shall rarely, if ever, be awarded if a local agency, acting in good faith, approved a housing development project that satisfies conditions established in paragraph (1), (2), or (3) of subdivision (a) of Section 65589.5.1 or paragraph (1), (2), or (3) of subdivision (a) of Section 65589.5.2.

(2) This subdivision shall become inoperative on January 1, 2031.

(q) This section shall be known, and may be cited, as the Housing Accountability Act.

(r) The provisions of this section are severable. If any provision of this section or its application is held invalid, that invalidity shall not affect other provisions or applications that can be given effect without the invalid provision or application.

(Amended by Stats. 2024, Ch. 268, Sec. 2.5. (AB 1893) Effective January 1, 2025. Inoperative January 1, 2031, pursuant to Sec. 1 of Stats. 2023, Ch. 768.)

STATE OF CALIFORNIA
LEGISLATIVE COUNSEL BUREAU
AUTHENTICATED
ELECTRONIC LEGAL MATERIAL

State of California

GOVERNMENT CODE

Section 65915

65915. (a) (1) When an applicant seeks a density bonus for a housing development within, or for the donation of land for housing within, the jurisdiction of a city, county, or city and county, that local government shall comply with this section. A city, county, or city and county shall adopt an ordinance that specifies how compliance with this section will be implemented. Except as otherwise provided in subdivision (s), failure to adopt an ordinance shall not relieve a city, county, or city and county from complying with this section.

(2) A local government shall not condition the submission, review, or approval of an application pursuant to this chapter on the preparation of an additional report or study that is not otherwise required by state law, including this section. This subdivision does not prohibit a local government from requiring an applicant to provide reasonable documentation to establish eligibility for a requested density bonus, as described in subdivision (b), and parking ratios, as described in subdivision (p).

(3) In order to provide for the expeditious processing of a density bonus application, the local government shall do all of the following:

(A) Adopt procedures and timelines for processing a density bonus application.

(B) Provide a list of all documents and information required to be submitted with the density bonus application in order for the density bonus application to be deemed complete. This list shall be consistent with this chapter.

(C) Notify the applicant for a density bonus whether the application is complete in a manner consistent with the timelines specified in Section 65943.

(D) (i) If the local government notifies the applicant that the application is deemed complete pursuant to subparagraph (C), provide the applicant with a determination as to the following matters:

(I) The amount of density bonus, calculated pursuant to subdivision (f), for which the applicant is eligible.

(II) If the applicant requests a parking ratio pursuant to subdivision (p), the parking ratio for which the applicant is eligible.

(III) If the applicant requests incentives or concessions pursuant to subdivision (d) or waivers or reductions of development standards pursuant to subdivision (e), whether the applicant has provided adequate information for the local government to make a determination as to those incentives, concessions, waivers, or reductions of development standards.

(ii) Any determination required by this subparagraph shall be based on the development project at the time the application is deemed complete. The local government shall adjust the amount of density bonus and parking ratios awarded

pursuant to this section based on any changes to the project during the course of development.

(b) (1) A city, county, or city and county shall grant one density bonus, the amount of which shall be as specified in subdivision (f), and, if requested by the applicant and consistent with the applicable requirements of this section, incentives or concessions, as described in subdivision (d), waivers or reductions of development standards, as described in subdivision (e), and parking ratios, as described in subdivision (p), if an applicant for a housing development seeks and agrees to construct a housing development, excluding any units permitted by the density bonus awarded pursuant to this section, that will contain at least any one of the following:

(A) Ten percent of the total units of a housing development, including a shared housing building development, for rental or sale to lower income households, as defined in Section 50079.5 of the Health and Safety Code.

(B) Five percent of the total units of a housing development, including a shared housing building development, for rental or sale to very low income households, as defined in Section 50105 of the Health and Safety Code.

(C) A senior citizen housing development, as defined in Sections 51.3 and 51.12 of the Civil Code, or a mobilehome park that limits residency based on age requirements for housing for older persons pursuant to Section 798.76 or 799.5 of the Civil Code. For purposes of this subparagraph, "development" includes a shared housing building development and a residential care facility for the elderly, as defined in Section 1569.2 of the Health and Safety Code.

(D) Ten percent of the total dwelling units of a housing development are sold to persons and families of moderate income, as defined in Section 50093 of the Health and Safety Code, provided that all units in the development are offered to the public for purchase.

(E) Ten percent of the total units of a housing development for transitional foster youth, as defined in Section 66025.9 of the Education Code, disabled veterans, as defined in Section 18541, or homeless persons, as defined in the federal McKinney-Vento Homeless Assistance Act (42 U.S.C. Sec. 11301 et seq.). The units described in this subparagraph are subject to a recorded affordability restriction of 55 years and shall be provided at the same affordability level as very low income units.

(F) (i) Twenty percent of the total units for lower income students in a student housing development that meets the following requirements:

(I) All units in the student housing development shall be used exclusively for undergraduate, graduate, or professional students enrolled currently or in the past six months in at least six units at an institution of higher education accredited by the Western Association of Schools and Colleges or the Accrediting Commission for Community and Junior Colleges. In order to be eligible under this subclause, the developer shall, as a condition of receiving a certificate of occupancy, provide evidence to the city, county, or city and county that the developer has done any one of the following:

(ia) Entered into an operating agreement or master lease with one or more institutions of higher education for the institution or institutions to occupy all units of the student housing development with students from that institution or institutions. An operating agreement or master lease entered into pursuant to this subclause is not violated or breached if, in any subsequent year, there are insufficient students enrolled in an institution of higher education to fill all units in the student housing development.

(ib) Established a system for confirming its renters' status as students to ensure that all units of the student housing development are occupied with students from an institution of higher education.

(II) The applicable units in the student housing development for lower income students shall be used for and occupied by lower income students.

(III) The rent provided in the applicable units of the development for lower income students shall be calculated at 30 percent of 65 percent of the area median income for a single-room occupancy unit type.

(IV) The development shall provide priority for the applicable affordable units for lower income students experiencing homelessness. A homeless service provider, as defined in paragraph (3) of subdivision (e) of Section 103577 of the Health and Safety Code, or institution of higher education that has knowledge of a person's homeless status may verify a person's status as homeless for purposes of this subclause.

(V) The student housing development is not located on a site that pursuant to paragraph (3) of subdivision (c) would require replacement units for projects with greater than a 35 percent density bonus.

(ii) For purposes of calculating a density bonus granted pursuant to this subparagraph, the term "unit" as used in this section means one rental bed and its pro rata share of associated common area facilities. The units described in this subparagraph are subject to a recorded affordability restriction of 55 years, which shall not tie any rental bed reserved for lower income students to a specific bedroom. Notwithstanding any other law, an affordability restriction provision, state or county law or policy, or property management policy shall not prevent a lower income student from sharing a room or unit with a nonlower income student. Any attempted waiver of the requirements of this clause is void as against public policy.

(G) One hundred percent of all units in the development, including total units and density bonus units, but exclusive of a manager's unit or units, are for lower income households, as defined by Section 50079.5 of the Health and Safety Code, except that up to 20 percent of the units in the development, including total units and density bonus units, may be for moderate-income households, as defined in Section 50053 of the Health and Safety Code. For purposes of this subparagraph, "development" includes a shared housing building development.

(2) For purposes of calculating the amount of the density bonus pursuant to subdivision (f), an applicant who requests a density bonus pursuant to this subdivision shall elect whether the bonus shall be awarded on the basis of subparagraph (A), (B), (C), (D), (E), (F), or (G) of paragraph (1).

(c) (1) (A) An applicant shall agree to, and the city, county, or city and county shall ensure, the continued affordability of all very low and low-income rental units

that qualified the applicant for the award of the density bonus for 55 years or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program.

(B) (i) Except as otherwise provided in clause (ii), rents for the lower income density bonus units shall be set at an affordable rent, as defined in Section 50053 of the Health and Safety Code.

(ii) For housing developments meeting the criteria of subparagraph (G) of paragraph (1) of subdivision (b), rents for all units in the development, including both base density and density bonus units, shall be as follows:

(I) The rent for at least 20 percent of the units in the development shall be set at an affordable rent, as defined in Section 50053 of the Health and Safety Code.

(II) The rent for the remaining units in the development shall be set at an amount consistent with the maximum rent levels for lower income households, as those rents and incomes are determined by the California Tax Credit Allocation Committee.

(2) (A) An applicant shall agree to ensure, and the city, county, or city and county shall ensure, that a for-sale unit that qualified the applicant for the award of the density bonus meets one of the following conditions:

(i) The unit is initially sold to and occupied by a person or family of very low, low, or moderate income, as required, and it is offered at an affordable housing cost, as that cost is defined in Section 50052.5 of the Health and Safety Code and is subject to an equity sharing agreement.

(ii) If the unit is not purchased by an income-qualified person or family within 180 days after the issuance of the certificate of occupancy, the unit is purchased by a qualified nonprofit housing corporation that meets all of the following requirements pursuant to a recorded contract that satisfies all of the requirements specified in paragraph (10) of subdivision (a) of Section 402.1 of the Revenue and Taxation Code:

(I) The nonprofit corporation has a determination letter from the Internal Revenue Service affirming its tax-exempt status pursuant to Section 501(c)(3) of the Internal Revenue Code and is not a private foundation as that term is defined in Section 509 of the Internal Revenue Code.

(II) The nonprofit corporation is based in California.

(III) All of the board members of the nonprofit corporation have their primary residence in California.

(IV) The primary activity of the nonprofit corporation is the development and preservation of affordable home ownership housing in California that incorporates within their contracts for initial purchase a repurchase option that requires a subsequent purchaser of the property that desires to resell or convey the property to offer the qualified nonprofit corporation the right to repurchase the property prior to selling or conveying that property to any other purchaser pursuant to an equity sharing agreement or affordability restrictions on the sale and conveyance of the property that ensure that the property will be preserved for lower income housing for at least 45 years for owner-occupied housing units and will be sold or resold only to persons or families of very low, low, or moderate income, as defined in Section 50052.5 of the Health and Safety Code.

(B) For purposes of this paragraph, a "qualified nonprofit housing corporation" is a nonprofit housing corporation organized pursuant to Section 501(c)(3) of the Internal Revenue Code that has received a welfare exemption under Section 214.15 of the Revenue and Taxation Code for properties intended to be sold to low-income families who participate in a special no-interest loan program.

(C) The local government shall enforce an equity sharing agreement required pursuant to clause (i) or (ii) of subparagraph (A), unless it is in conflict with the requirements of another public funding source or law or may defer to the recapture provisions of the public funding source. The following apply to the equity sharing agreement:

(i) Upon resale, the seller of the unit shall retain the value of any improvements, the downpayment, and the seller's proportionate share of appreciation.

(ii) Except as provided in clause (v), the local government shall recapture any initial subsidy, as defined in clause (iii), and its proportionate share of appreciation, as defined in clause (iv), which amount shall be used within five years for any of the purposes described in subdivision (e) of Section 33334.2 of the Health and Safety Code that promote homeownership.

(iii) For purposes of this subdivision, the local government's initial subsidy shall be equal to the fair market value of the home at the time of initial sale minus the initial sale price to the moderate-income household, plus the amount of any downpayment assistance or mortgage assistance. If upon resale the market value is lower than the initial market value, then the value at the time of the resale shall be used as the initial market value.

(iv) For purposes of this subdivision, the local government's proportionate share of appreciation shall be equal to the ratio of the local government's initial subsidy to the fair market value of the home at the time of initial sale.

(v) If the unit is purchased or developed by a qualified nonprofit housing corporation pursuant to clause (ii) of subparagraph (A) the local government may enter into a contract with the qualified nonprofit housing corporation under which the qualified nonprofit housing corporation would recapture any initial subsidy and its proportionate share of appreciation if the qualified nonprofit housing corporation is required to use 100 percent of the proceeds to promote homeownership for lower income households as defined by Section 50079.5 of the Health and Safety Code within the jurisdiction of the local government.

(3) (A) Except as provided in subclause (V) of clause (i) of subparagraph (F) of paragraph (1) of subdivision (b), an applicant shall be ineligible for a density bonus or any other incentives or concessions under this section if the housing development is proposed on any property that includes a parcel or parcels on which rental dwelling units are located or, if the dwelling units have been vacated or demolished in the five-year period preceding the application, have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; subject to any other form of rent or price control through a public entity's valid exercise of its police power; or occupied by lower or very low

income households, unless the proposed housing development replaces those units, and either of the following applies:

(i) The proposed housing development, inclusive of the units replaced pursuant to this paragraph, contains affordable units at the percentages set forth in subdivision (b).

(ii) Each unit in the development, exclusive of a manager's unit or units, is affordable to, and occupied by, either a lower or very low income household.

(B) For the purposes of this paragraph, "replace" shall mean either of the following:

(i) If any dwelling units described in subparagraph (A) are occupied on the date of application, the proposed housing development shall provide at least the same number of units of equivalent size to be made available at affordable rent or affordable housing cost to, and occupied by, persons and families in the same or lower income category as those households in occupancy. If the income category of the household in occupancy is not known, it shall be rebuttably presumed that lower income renter households occupied these units in the same proportion of lower income renter households to all renter households within the jurisdiction, as determined by the most recently available data from the United States Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy database. For unoccupied dwelling units described in subparagraph (A) in a development with occupied units, the proposed housing development shall provide units of equivalent size to be made available at affordable rent or affordable housing cost to, and occupied by, persons and families in the same or lower income category as the last household in occupancy. If the income category of the last household in occupancy is not known, it shall be rebuttably presumed that lower income renter households occupied these units in the same proportion of lower income renter households to all renter households within the jurisdiction, as determined by the most recently available data from the United States Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy database. All replacement calculations resulting in fractional units shall be rounded up to the next whole number. If the replacement units will be rental dwelling units, these units shall be subject to a recorded affordability restriction for at least 55 years. If the proposed development is for-sale units, the units replaced shall be subject to paragraph (2).

(ii) If all dwelling units described in subparagraph (A) have been vacated or demolished within the five-year period preceding the application, the proposed housing development shall provide at least the same number of units of equivalent size as existed at the highpoint of those units in the five-year period preceding the application to be made available at affordable rent or affordable housing cost to, and occupied by, persons and families in the same or lower income category as those persons and families in occupancy at that time, if known. If the incomes of the persons and families in occupancy at the highpoint is not known, it shall be rebuttably presumed that low-income and very low income renter households occupied these units in the same proportion of low-income and very low income renter households to all renter households within the jurisdiction, as determined by the most recently available data from the United States Department of Housing and Urban Development's

Comprehensive Housing Affordability Strategy database. All replacement calculations resulting in fractional units shall be rounded up to the next whole number. If the replacement units will be rental dwelling units, these units shall be subject to a recorded affordability restriction for at least 55 years. If the proposed development is for-sale units, the units replaced shall be subject to paragraph (2).

(C) Notwithstanding subparagraph (B), for any dwelling unit described in subparagraph (A) that is or was, within the five-year period preceding the application, subject to a form of rent or price control through a local government's valid exercise of its police power and that is or was occupied by persons or families above lower income, the city, county, or city and county may do either of the following:

(i) Require that the replacement units be made available at affordable rent or affordable housing cost to, and occupied by, low-income persons or families. If the replacement units will be rental dwelling units, these units shall be subject to a recorded affordability restriction for at least 55 years. If the proposed development is for-sale units, the units replaced shall be subject to paragraph (2).

(ii) Require that the units be replaced in compliance with the jurisdiction's rent or price control ordinance, provided that each unit described in subparagraph (A) is replaced. Unless otherwise required by the jurisdiction's rent or price control ordinance, these units shall not be subject to a recorded affordability restriction.

(D) For purposes of this paragraph, "equivalent size" means that the replacement units contain at least the same total number of bedrooms as the units being replaced.

(E) Subparagraph (A) does not apply to an applicant seeking a density bonus for a proposed housing development if the applicant's application was submitted to, or processed by, a city, county, or city and county before January 1, 2015.

(d) (1) An applicant for a density bonus pursuant to subdivision (b) may submit to a city, county, or city and county a proposal for the specific incentives or concessions that the applicant requests pursuant to this section, and may request a meeting with the city, county, or city and county. The city, county, or city and county shall grant the concession or incentive requested by the applicant unless the city, county, or city and county makes a written finding, based upon substantial evidence, of any of the following:

(A) The concession or incentive does not result in identifiable and actual cost reductions, consistent with subdivision (k), to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).

(B) The concession or incentive would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households.

(C) The concession or incentive would be contrary to state or federal law.

(2) The applicant shall receive the following number of incentives or concessions:

(A) One incentive or concession for projects that include at least 10 percent of the total units for lower income households, at least 5 percent for very low income households, or at least 10 percent for persons and families of moderate income in a development in which the units are for sale.

(B) Two incentives or concessions for projects that include at least 17 percent of the total units for lower income households, at least 10 percent for very low income households, or at least 20 percent for persons and families of moderate income in a development in which the units are for sale.

(C) Three incentives or concessions for projects that include at least 24 percent of the total units for lower income households, at least 15 percent for very low income households, or at least 30 percent for persons and families of moderate income in a development in which the units are for sale.

(D) Five incentives or concessions for a project meeting the criteria of subparagraph (G) of paragraph (1) of subdivision (b). If the project is located within one-half mile of a major transit stop or is located in a very low vehicle travel area in a designated county, the applicant shall also receive a height increase of up to three additional stories, or 33 feet.

(E) One incentive or concession for projects that include at least 20 percent of the total units for lower income students in a student housing development. If a project includes at least 23 percent of the total units for lower income students in a student housing project, the applicant shall instead receive two incentives or concessions.

(F) Four incentives or concessions for projects that include at least 16 percent of the units for very low income households or at least 45 percent for persons and families of moderate income in a development in which the units are for sale.

(3) The applicant may initiate judicial proceedings if the city, county, or city and county refuses to grant a requested density bonus, incentive, or concession. If a court finds that the refusal to grant a requested density bonus, incentive, or concession is in violation of this section, the court shall award the plaintiff reasonable attorney's fees and costs of suit. This subdivision shall not be interpreted to require a local government to grant an incentive or concession that has a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon health or safety, and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. This subdivision shall not be interpreted to require a local government to grant an incentive or concession that would have an adverse impact on any real property that is listed in the California Register of Historical Resources. The city, county, or city and county shall establish procedures for carrying out this section that shall include legislative body approval of the means of compliance with this section.

(4) The city, county, or city and county shall bear the burden of proof for the denial of a requested concession or incentive.

(e) (1) In no case may a city, county, or city and county apply any development standard that will have the effect of physically precluding the construction of a development meeting the criteria of subdivision (b) at the densities or with the concessions or incentives permitted by this section. Subject to paragraph (3), an

applicant may submit to a city, county, or city and county a proposal for the waiver or reduction of development standards that will have the effect of physically precluding the construction of a development meeting the criteria of subdivision (b) at the densities or with the concessions or incentives permitted under this section, and may request a meeting with the city, county, or city and county. If a court finds that the refusal to grant a waiver or reduction of development standards is in violation of this section, the court shall award the plaintiff reasonable attorney's fees and costs of suit. This subdivision shall not be interpreted to require a local government to waive or reduce development standards if the waiver or reduction would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon health or safety, and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. This subdivision shall not be interpreted to require a local government to waive or reduce development standards that would have an adverse impact on any real property that is listed in the California Register of Historical Resources, or to grant any waiver or reduction that would be contrary to state or federal law.

(2) A proposal for the waiver or reduction of development standards pursuant to this subdivision shall neither reduce nor increase the number of incentives or concessions to which the applicant is entitled pursuant to subdivision (d).

(3) A housing development that receives a waiver from any maximum controls on density pursuant to clause (ii) of subparagraph (D) of paragraph (3) of subdivision (f) shall only be eligible for a waiver or reduction of development standards as provided in subparagraph (D) of paragraph (2) of subdivision (d) and clause (ii) of subparagraph (D) of paragraph (3) of subdivision (f), unless the city, county, or city and county agrees to additional waivers or reductions of development standards.

(f) For the purposes of this chapter, "density bonus" means a density increase over the otherwise maximum allowable gross residential density, as of the date of application by the applicant to the city, county, or city and county, or, if elected by the applicant, a lesser percentage of density increase, including, but not limited to, no increase in density. The amount of density increase to which the applicant is entitled shall vary according to the amount by which the percentage of affordable housing units exceeds the percentage established in subdivision (b).

(1) For housing developments meeting the criteria of subparagraph (A) of paragraph (1) of subdivision (b), the density bonus shall be calculated as follows:

Percentage Low-Income Units	Percentage Density Bonus
10	20
11	21.5
12	23
13	24.5
14	26
15	27.5
16	29

17	30.5
18	32
19	33.5
20	35
21	38.75
22	42.5
23	46.25
24	50

(2) For housing developments meeting the criteria of subparagraph (B) of paragraph (1) of subdivision (b), the density bonus shall be calculated as follows:

Percentage Very Low Income Units	Percentage Density Bonus
5	20
6	22.5
7	25
8	27.5
9	30
10	32.5
11	35
12	38.75
13	42.5
14	46.25
15	50

(3) (A) For housing developments meeting the criteria of subparagraph (C) of paragraph (1) of subdivision (b), the density bonus shall be 20 percent of the number of senior housing units.

(B) For housing developments meeting the criteria of subparagraph (E) of paragraph (1) of subdivision (b), the density bonus shall be 20 percent of the number of the type of units giving rise to a density bonus under that subparagraph.

(C) For housing developments meeting the criteria of subparagraph (F) of paragraph (1) of subdivision (b), the density bonus shall be calculated as follows:

Percentage Lower Income Units	Percentage Density Bonus
20	35
21	38.75
22	42.5
23	46.25
24	50

(D) For housing developments meeting the criteria of subparagraph (G) of paragraph (1) of subdivision (b), the following shall apply:

(i) Except as otherwise provided in clauses (ii) and (iii), the density bonus shall be 80 percent of the number of units for lower income households.

(ii) If the housing development is located within one-half mile of a major transit stop, the city, county, or city and county shall not impose any maximum controls on density.

(iii) If the housing development is located in a very low vehicle travel area within a designated county, the city, county, or city and county shall not impose any maximum controls on density.

(4) For housing developments meeting the criteria of subparagraph (D) of paragraph (1) of subdivision (b), the density bonus shall be calculated as follows:

Percentage Moderate-Income Units	Percentage Density Bonus
10	5
11	6
12	7
13	8
14	9
15	10
16	11
17	12
18	13
19	14
20	15
21	16
22	17
23	18
24	19
25	20
26	21
27	22
28	23
29	24
30	25
31	26
32	27
33	28
34	29
35	30
36	31
37	32
38	33
39	34
40	35
41	38.75

42	42.5
43	46.25
44	50

(5) All density calculations resulting in fractional units shall be rounded up to the next whole number. The granting of a density bonus shall not require, or be interpreted, in and of itself, to require a general plan amendment, local coastal plan amendment, zoning change, or other discretionary approval.

(g) (1) When an applicant for a tentative subdivision map, parcel map, or other residential development approval donates land to a city, county, or city and county in accordance with this subdivision, the applicant shall be entitled to a 15-percent increase above the otherwise maximum allowable residential density for the entire development, as follows:

Percentage Very Low Income	Percentage Density Bonus
10	15
11	16
12	17
13	18
14	19
15	20
16	21
17	22
18	23
19	24
20	25
21	26
22	27
23	28
24	29
25	30
26	31
27	32
28	33
29	34
30	35

(2) This increase shall be in addition to any increase in density mandated by subdivision (b), up to a maximum combined mandated density increase of 35 percent if an applicant seeks an increase pursuant to both this subdivision and subdivision (b). All density calculations resulting in fractional units shall be rounded up to the next whole number. Nothing in this subdivision shall be construed to enlarge or diminish the authority of a city, county, or city and county to require a developer to donate land as a condition of development. An applicant shall be eligible for the

increased density bonus described in this subdivision if all of the following conditions are met:

(A) The applicant donates and transfers the land no later than the date of approval of the final subdivision map, parcel map, or residential development application.

(B) The developable acreage and zoning classification of the land being transferred are sufficient to permit construction of units affordable to very low income households in an amount not less than 10 percent of the number of residential units of the proposed development.

(C) The transferred land is at least one acre in size or of sufficient size to permit development of at least 40 units, has the appropriate general plan designation, is appropriately zoned with appropriate development standards for development at the density described in paragraph (3) of subdivision (c) of Section 65583.2, and is or will be served by adequate public facilities and infrastructure.

(D) The transferred land shall have all of the permits and approvals, other than building permits, necessary for the development of the very low income housing units on the transferred land, not later than the date of approval of the final subdivision map, parcel map, or residential development application, except that the local government may subject the proposed development to subsequent design review to the extent authorized by subdivision (i) of Section 65583.2 if the design is not reviewed by the local government before the time of transfer.

(E) The transferred land and the affordable units shall be subject to a deed restriction ensuring continued affordability of the units consistent with paragraphs (1) and (2) of subdivision (c), which shall be recorded on the property at the time of the transfer.

(F) The land is transferred to the local agency or to a housing developer approved by the local agency. The local agency may require the applicant to identify and transfer the land to the developer.

(G) The transferred land shall be within the boundary of the proposed development or, if the local agency agrees, within one-quarter mile of the boundary of the proposed development.

(H) A proposed source of funding for the very low income units shall be identified not later than the date of approval of the final subdivision map, parcel map, or residential development application.

(h) (1) When an applicant proposes to construct a housing development that conforms to the requirements of subdivision (b) and includes a childcare facility that will be located on the premises of, as part of, or adjacent to, the project, the city, county, or city and county shall grant either of the following:

(A) An additional density bonus that is an amount of square feet of residential space that is equal to or greater than the amount of square feet in the childcare facility.

(B) An additional concession or incentive that contributes significantly to the economic feasibility of the construction of the childcare facility.

(2) The city, county, or city and county shall require, as a condition of approving the housing development, that the following occur:

(A) The childcare facility shall remain in operation for a period of time that is as long as or longer than the period of time during which the density bonus units are required to remain affordable pursuant to subdivision (c).

(B) Of the children who attend the childcare facility, the children of very low income households, lower income households, or families of moderate income shall equal a percentage that is equal to or greater than the percentage of dwelling units that are required for very low income households, lower income households, or families of moderate income pursuant to subdivision (b).

(3) Notwithstanding any requirement of this subdivision, a city, county, or city and county shall not be required to provide a density bonus or concession for a childcare facility if it finds, based upon substantial evidence, that the community has adequate childcare facilities.

(4) "Childcare facility," as used in this section, means a child daycare facility other than a family daycare home, including, but not limited to, infant centers, preschools, extended daycare facilities, and schoolage childcare centers.

(i) "Housing development," as used in this section, means a development project for five or more residential units, including mixed-use developments. For the purposes of this section, "housing development" also includes a subdivision or common interest development, as defined in Section 4100 of the Civil Code, approved by a city, county, or city and county and consists of residential units or unimproved residential lots and either a project to substantially rehabilitate and convert an existing commercial building to residential use or the substantial rehabilitation of an existing multifamily dwelling, as defined in subdivision (d) of Section 65863.4, where the result of the rehabilitation would be a net increase in available residential units. For the purpose of calculating a density bonus, the residential units shall be on contiguous sites that are the subject of one development application, but do not have to be based upon individual subdivision maps or parcels. The density bonus shall be permitted in geographic areas of the housing development other than the areas where the units for the lower income households are located.

(j) (1) The granting of a concession or incentive shall not require or be interpreted, in and of itself, to require a general plan amendment, local coastal plan amendment, zoning change, study, or other discretionary approval. For purposes of this subdivision, "study" does not include reasonable documentation to establish eligibility for the concession or incentive or to demonstrate that the incentive or concession meets the definition set forth in subdivision (k). This provision is declaratory of existing law.

(2) Except as provided in subdivisions (d) and (e), the granting of a density bonus shall not require or be interpreted to require the waiver of a local ordinance or provisions of a local ordinance unrelated to development standards.

(k) For the purposes of this chapter, concession or incentive means any of the following:

(1) A reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission as provided in Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety

Code, including, but not limited to, a reduction in setback and square footage requirements and in the ratio of vehicular parking spaces that would otherwise be required that results in identifiable and actual cost reductions, to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).

(2) Approval of mixed-use zoning in conjunction with the housing project if commercial, office, industrial, or other land uses will reduce the cost of the housing development and if the commercial, office, industrial, or other land uses are compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located.

(3) Other regulatory incentives or concessions proposed by the developer or the city, county, or city and county that result in identifiable and actual cost reductions to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).

(*l*) Subdivision (k) does not limit or require the provision of direct financial incentives for the housing development, including the provision of publicly owned land, by the city, county, or city and county, or the waiver of fees or dedication requirements.

(m) This section does not supersede or in any way alter or lessen the effect or application of the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code). Any density bonus, concessions, incentives, waivers or reductions of development standards, and parking ratios to which the applicant is entitled under this section shall be permitted in a manner that is consistent with this section and Division 20 (commencing with Section 30000) of the Public Resources Code.

(n) If permitted by local ordinance, nothing in this section shall be construed to prohibit a city, county, or city and county from granting a density bonus greater than what is described in this section for a development that meets the requirements of this section or from granting a proportionately lower density bonus than what is required by this section for developments that do not meet the requirements of this section.

(o) For purposes of this section, the following definitions shall apply:

(1) "Designated county" includes the Counties of Alameda, Contra Costa, Los Angeles, Marin, Napa, Orange, Riverside, Sacramento, San Bernardino, San Diego, San Mateo, Santa Barbara, Santa Clara, Solano, Sonoma, and Ventura, and the City and County of San Francisco.

(2) "Development standard" includes a site or construction condition, including, but not limited to, a height limitation, a setback requirement, a floor area ratio, an onsite open-space requirement, a minimum lot area per unit requirement, or a parking ratio that applies to a residential development pursuant to any ordinance, general plan element, specific plan, charter, or other local condition, law, policy, resolution, or regulation that is adopted by the local government or that is enacted by the local government's electorate exercising its local initiative or referendum power, whether

that power is derived from the California Constitution, statute, or the charter or ordinances of the local government.

(3) "Located within one-half mile of a major transit stop" means that any point on a proposed development, for which an applicant seeks a density bonus, other incentives or concessions, waivers or reductions of development standards, or a vehicular parking ratio pursuant to this section, is within one-half mile of any point on the property on which a major transit stop is located, including any parking lot owned by the transit authority or other local agency operating the major transit stop.

(4) "Lower income student" means a student who has a household income and asset level that does not exceed the level for Cal Grant A or Cal Grant B award recipients as set forth in subdivision (k) of Section 69432.7 of the Education Code. The eligibility of a student to occupy a unit for lower income students under this section shall be verified by an affidavit, award letter, or letter of eligibility provided by the institution of higher education in which the student is enrolled or by the California Student Aid Commission that the student receives or is eligible for financial aid, including an institutional grant or fee waiver from the college or university, the California Student Aid Commission, or the federal government.

(5) "Major transit stop" has the same meaning as defined in subdivision (b) of Section 21155 of the Public Resources Code.

(6) "Maximum allowable residential density" or "base density" means the greatest number of units allowed under the zoning ordinance, specific plan, or land use element of the general plan, or, if a range of density is permitted, means the greatest number of units allowed by the specific zoning range, specific plan, or land use element of the general plan applicable to the project. Density shall be determined using dwelling units per acre. However, if the applicable zoning ordinance, specific plan, or land use element of the general plan does not provide a dwelling-units-per-acre standard for density, then the local agency shall calculate the number of units by:

(A) Estimating the realistic development capacity of the site based on the objective development standards applicable to the project, including, but not limited to, floor area ratio, site coverage, maximum building height and number of stories, building setbacks and stepbacks, public and private open-space requirements, minimum percentage or square footage of any nonresidential component, and parking requirements, unless not required for the base project. Parking requirements shall include considerations regarding number of spaces, location, design, type, and circulation. A developer may provide a base density study and the local agency shall accept it, provided that it includes all applicable objective development standards.

(B) Maintaining the same average unit size and other project details relevant to the base density study, excepting those that may be modified by waiver or concession to accommodate the bonus units, in the proposed project as in the study.

(7) (A) (i) "Shared housing building" means a residential or mixed-use structure, with five or more shared housing units and one or more common kitchens and dining areas designed for permanent residence of more than 30 days by its tenants. The kitchens and dining areas within the shared housing building shall be able to adequately accommodate all residents. If a local ordinance further restricts the attributes of a

shared housing building beyond the requirements established in this section, the local definition shall apply to the extent that it does not conflict with the requirements of this section.

(ii) A "shared housing building" may include other dwelling units that are not shared housing units, provided that those dwelling units do not occupy more than 25 percent of the floor area of the shared housing building. A shared housing building may include 100 percent shared housing units.

(B) (i) "Shared housing unit" means one or more habitable rooms, not within another dwelling unit, that includes a bathroom, sink, refrigerator, and microwave, is used for permanent residence, that meets the "minimum room area" specified in Section R304 of the California Residential Code (Part 2.5 of Title 24 of the California Code of Regulations), and complies with the definition of "guestroom" in Section R202 of the California Residential Code. If a local ordinance further restricts the attributes of a shared housing building beyond the requirements established in this section, the local definition shall apply to the extent that it does not conflict with the requirements of this section.

(ii) "Shared housing unit" for purposes of a residential care facility for the elderly, as defined in Section 1569.2 of the Health and Safety Code, includes a unit without an individual kitchen where a unit may be shared by unrelated persons, and a unit where a room that may be shared by unrelated persons meets the "minimum room area" requirements of clause (i).

(8) "Student housing development" means a development that contains bedrooms containing two or more bedspaces that have a shared or private bathroom, access to a shared or private living room and laundry facilities, and access to a shared or private kitchen.

(9) (A) "Total units" or "total dwelling units" means a calculation of the number of units that:

(i) Excludes a unit added by a density bonus awarded pursuant to this section or any local law granting a greater density bonus.

(ii) Includes a unit designated to satisfy an inclusionary zoning requirement of a city, county, or city and county.

(B) For purposes of calculating a density bonus granted pursuant to this section for a shared housing building, "unit" means one shared housing unit and its pro rata share of associated common area facilities.

(10) "Very low vehicle travel area" means an urbanized area, as designated by the United States Census Bureau, where the existing residential development generates vehicle miles traveled per capita that is below 85 percent of either regional vehicle miles traveled per capita or city vehicle miles traveled per capita. For purposes of this paragraph, "area" may include a travel analysis zone, hexagon, or grid. For the purposes of determining "regional vehicle miles traveled per capita" pursuant to this paragraph, a "region" is the entirety of incorporated and unincorporated areas governed by a multicounty or single-county metropolitan planning organization, or the entirety of the incorporated and unincorporated areas of an individual county that is not part of a metropolitan planning organization.

(p) (1) Except as provided in paragraphs (2), (3), and (4), upon the request of the developer, a city, county, or city and county shall not require a vehicular parking ratio, inclusive of parking for persons with a disability and guests, of a development meeting the criteria of subdivisions (b) and (c), that exceeds the following ratios:

(A) Zero to one bedroom: one onsite parking space.

(B) Two to three bedrooms: one and one-half onsite parking spaces.

(C) Four and more bedrooms: two and one-half parking spaces.

(D) One bedspace in a student housing development: zero parking spaces.

(2) (A) Notwithstanding paragraph (1), if a development includes at least 20 percent low-income units for housing developments meeting the criteria of subparagraph (A) of paragraph (1) of subdivision (b) or at least 11 percent very low income units for housing developments meeting the criteria of subparagraph (B) of paragraph (1) of subdivision (b), is located within one-half mile of a major transit stop, and there is unobstructed access to the major transit stop from the development, then, upon the request of the developer, a city, county, or city and county shall not impose a vehicular parking ratio, inclusive of parking for persons with a disability and guests, that exceeds 0.5 spaces per unit. Notwithstanding paragraph (1), if a development includes at least 40 percent moderate-income units for housing developments meeting the criteria of subparagraph (D) of paragraph (1) of subdivision (b), is located within one-half mile of a major transit stop, as defined in subdivision (b) of Section 21155 of the Public Resources Code, and the residents of the development have unobstructed access to the major transit stop from the development then, upon the request of the developer, a city, county, or city and county shall not impose a vehicular parking ratio, inclusive of parking for persons with a disability and guests, that exceeds 0.5 spaces per bedroom.

(B) For purposes of this subdivision, "unobstructed access to the major transit stop" means a resident is able to access the major transit stop without encountering natural or constructed impediments. For purposes of this subparagraph, "natural or constructed impediments" includes, but is not limited to, freeways, rivers, mountains, and bodies of water, but does not include residential structures, shopping centers, parking lots, or rails used for transit.

(3) Notwithstanding paragraph (1), if a development meets the criteria of subparagraph (G) of paragraph (1) of subdivision (b), then, upon the request of the developer, a city, county, or city and county shall not impose vehicular parking standards if the development meets any of the following criteria:

(A) The development is located within one-half mile of a major transit stop and there is unobstructed access to the major transit stop from the development.

(B) The development is a for-rent housing development for individuals who are 55 years of age or older that complies with Sections 51.2 and 51.3 of the Civil Code and the development has either paratransit service or unobstructed access, within one-half mile, to fixed bus route service that operates at least eight times per day.

(C) The development is either a special needs housing development, as defined in Section 51312 of the Health and Safety Code, or a supportive housing development, as defined in Section 50675.14 of the Health and Safety Code. A development that

is a special needs housing development shall have either paratransit service or unobstructed access, within one-half mile, to fixed bus route service that operates at least eight times per day.

(4) If the total number of parking spaces required for a development is other than a whole number, the number shall be rounded up to the next whole number. For purposes of this subdivision, a development may provide onsite parking through tandem parking or uncovered parking, but not through onstreet parking.

(5) This subdivision shall apply to a development that meets the requirements of subdivisions (b) and (c), but only at the request of the applicant. An applicant may request parking incentives or concessions beyond those provided in this subdivision pursuant to subdivision (d).

(6) This subdivision does not preclude a city, county, or city and county from reducing or eliminating a parking requirement for development projects of any type in any location.

(7) Notwithstanding paragraphs (2) and (3), if a city, county, city and county, or an independent consultant has conducted an areawide or jurisdictionwide parking study in the last seven years, then the city, county, or city and county may impose a higher vehicular parking ratio not to exceed the ratio described in paragraph (1), based upon substantial evidence found in the parking study, that includes, but is not limited to, an analysis of parking availability, differing levels of transit access, walkability access to transit services, the potential for shared parking, the effect of parking requirements on the cost of market-rate and subsidized developments, and the lower rates of car ownership for low-income and very low income individuals, including seniors and special needs individuals. The city, county, or city and county shall pay the costs of any new study. The city, county, or city and county shall make findings, based on a parking study completed in conformity with this paragraph, supporting the need for the higher parking ratio.

(8) A request pursuant to this subdivision shall neither reduce nor increase the number of incentives or concessions to which the applicant is entitled pursuant to subdivision (d).

(q) Each component of any density calculation, including base density and bonus density, resulting in fractional units shall be separately rounded up to the next whole number. The Legislature finds and declares that this provision is declaratory of existing law.

(r) This chapter shall be interpreted liberally in favor of producing the maximum number of total housing units.

(s) Notwithstanding any other law, if a city, including a charter city, county, or city and county has adopted an ordinance or a housing program, or both an ordinance and a housing program, that incentivizes the development of affordable housing that allows for density bonuses that exceed the density bonuses required by the version of this section effective through December 31, 2020, that city, county, or city and county is not required to amend or otherwise update its ordinance or corresponding affordable housing incentive program to comply with the amendments made to this section by the act adding this subdivision, and is exempt from complying with the

incentive and concession calculation amendments made to this section by the act adding this subdivision as set forth in subdivision (d), particularly subparagraphs (B) and (C) of paragraph (2) of that subdivision, and the amendments made to the density tables under subdivision (f).

(t) When an applicant proposes to construct a housing development that conforms to the requirements of subparagraph (A) or (B) of paragraph (1) of subdivision (b) that is a shared housing building, the city, county, or city and county shall not require any minimum unit size requirements or minimum bedroom requirements that are in conflict with paragraph (7) of subdivision (o).

(u) (1) The Legislature finds and declares that the intent behind the Density Bonus Law is to allow public entities to reduce or even eliminate subsidies for a particular project by allowing a developer to include more total units in a project than would otherwise be allowed by the local zoning ordinance in exchange for affordable units. It further reaffirms that the intent is to cover at least some of the financing gap of affordable housing with regulatory incentives, rather than additional public subsidy.

(2) It is therefore the intent of the Legislature to make modifications to the Density Bonus Law by the act adding this subdivision to further incentivize the construction of very low, low-, and moderate-income housing units. It is further the intent of the Legislature in making these modifications to the Density Bonus Law to ensure that any additional benefits conferred upon a developer are balanced with the receipt of a public benefit in the form of adequate levels of affordable housing. The Legislature further intends that these modifications will ensure that the Density Bonus Law creates incentives for the construction of more housing across all areas of the state.

(v) (1) Provided that the resulting housing development would not restrict more than 50 percent of the total units to moderate-income, lower income, or very low income households, a city, county, or city and county shall grant an additional density bonus calculated pursuant to paragraph (2) when an applicant proposes to construct a housing development that conforms to the requirements of paragraph (1) of subdivision (b), agrees to include additional rental or for-sale units affordable to very low income households or moderate income households, and meets any of the following requirements:

(A) The housing development conforms to the requirements of subparagraph (A) of paragraph (1) of subdivision (b) and provides 24 percent of the total units to lower income households.

(B) The housing development conforms to the requirements of subparagraph (B) of paragraph (1) of subdivision (b) and provides 15 percent of the total units to very low income households.

(C) The housing development conforms to the requirements of subparagraph (D) of paragraph (1) of subdivision (b) and provides 44 percent of the total units to moderate-income households.

(2) A city, county, or city and county shall grant an additional density bonus for a housing development that meets the requirements of paragraph (1), calculated as follows:

Percentage Very Low Income Units	Percentage Density Bonus
5	20
6	23.75
7	27.5
8	31.25
9	35
10	38.75

Percentage Moderate-Income Units	Percentage Density Bonus
5	20
6	22.5
7	25
8	27.5
9	30
10	32.5
11	35
12	38.75
13	42.5
14	46.25
15	50

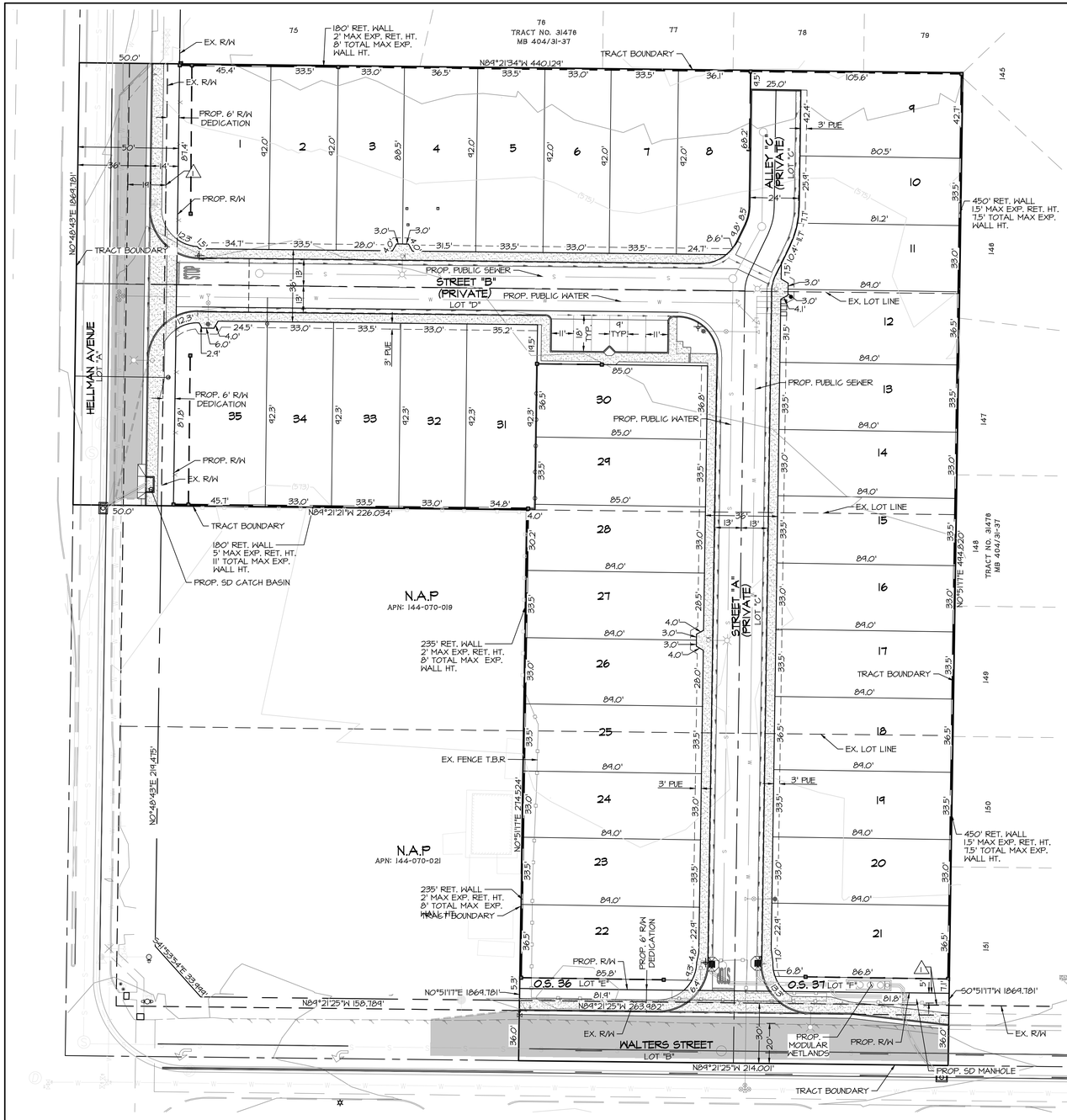
(3) The increase required by paragraphs (1) and (2) shall be in addition to any increase in density granted by subdivision (b).

(4) The additional density bonus required under this subdivision shall be calculated using the number of units excluding any density bonus awarded by this section.

(Amended by Stats. 2024, Ch. 432, Sec. 1.5. (AB 3116) Effective January 1, 2025.)

IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE TRACT 39416
SINGLE FAMILY LOTS



PROJECT DENSITY TABLE

LOT	GROSS AREA (SF)
1	4082
2	3082
3	3036
4	3058
5	3082
6	3036
7	3082
8	3221
9	3427
10	2698
11	3846
12	3235
13	2982
14	2937
15	2982
16	2937
17	2982
18	3249
19	2982
20	2937
21	3236
22	3231
23	2982
24	2937
25	2982
26	2937
27	2982
28	2926
29	2847
30	3114
31	3228
32	3045
33	3091
34	3045
35	4096
A	11032
B	7104
C	15241
D	11554
E	436
F	615

OWNER/APPLICANT
WARMINGTON RESIDENTIAL
3090 PULLMAN STREET
COSTA MESA, CA 92626
CONTACT: BRET ILICH
PHONE: (714) 434-4325
EMAIL: BILICH@WARMINGTONGROUP.COM

ENGINEER
adkan ENGINEERS
6879 AIRPORT DRIVE
RIVERSIDE, CA. 92504
951-688-0241

APN(S)
144-070-016, 144-070-017, 144-070-018, & 144-070-020

BASIS OF BEARING
THE CENTERLINE OF WALTERS STREET BEING NORTH 84°20'55" WEST PER TRACT MAP NO. 31476, FILED IN BOOK 404 OF MAPS, AT PAGES 31 THROUGH 37, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, WAS HELD AS THE BASIS OF BEARINGS FOR THIS MAP.

BENCHMARK
NGS PID DX4243
DESIGNATION: PINE

STAMPED PINE RM NO 2 1976, IS 80.5 FEET WEST OF THE WEST EDGE OF CALIFORNIA HIGHWAY 83, 45.4 FEET NORTHWEST OF A METAL WITNESS POST, 8.0 FEET NORTHEAST OF THE NORTHEAST CORNER OF THE CONCRETE IRRIGATION BOX, 2.2 FEET EAST OF A 6 FOOT HIGH CHAIN LINK FENCE, ABOUT 0.9 FOOT ABOVE STATION ELEVATION AND PROJECTS ABOUT 0.2 FOOT ABOVE THE GROUND.

ELEVATION: 564.60 NAVD 1988

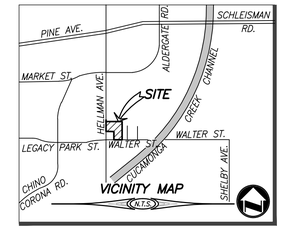
LEGAL DESCRIPTION
REAL PROPERTY IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCELS 1 AND 2 OF PARCEL MAP NO. 10378 ON FILE IN BOOK 47 PAGE 19 OF PARCEL MAPS, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH THE EASTERLY 214.00 FEET OF PARCELS 3, 4 AND LOT E OF SAID PARCEL MAP NO. 10378.

APN: 144-070-016 (PARCEL 1); 144-070-017 (PARCEL 2); 144-070-018 (PORTION OF PARCEL 3) AND 144-070-020 (PORTION OF PARCEL 4 AND PORTION OF LOT E)

FLOOD ZONE
SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA DESIGNATED ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 06065C0618H, WITH AN EFFECTIVE DATE OF SEPTEMBER 12, 2024, FOR COMMUNITY NUMBER 060155, IN THE CITY EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

GENERAL PROJECT NOTES
1. THE PROJECT PROPERTY IS LOCATED WITHIN AN AREA DESIGNATED ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 06065C0618H, WITH AN EFFECTIVE DATE OF SEPTEMBER 12, 2024, FOR COMMUNITY NUMBER 060155, IN THE CITY EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
2. PUBLIC STREET IMPROVEMENTS PER CITY OF EASTVALE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. THOMAS BROS. MAP BOOK PAGE: 712, GRID H2, 2024 EDITION
4. NO SUBSURFACE SEPTIC DISPOSAL PROPOSED.
5. ALL EXISTING STRUCTURES ON SITE TO BE DEMOLISHED.
6. IN-TRACT STREETS ARE TO BE PRIVATE.
7. SINGLE FAMILY RESIDENTIAL DEVELOPMENT WILL NOT BE GATED.
8. ALL LOTS HAVE 1% MIN. GRADE TOWARDS THE STREET FOR DRAINAGE PURPOSES.
9. THERE ARE NO REMAINING PARCELS.
10. RUNOFF FROM THIS TRACT WILL BE ROUTED INTO THE AN EXISTING RIVERSIDE FLOOD CONTROL STORM DRAIN LINE THAT DISCHARGES INTO THE CUCAMONGA CREEK CHANNEL WHICH THEN FLOWS TO THE SANTA ANA RIVER.
11. PROJECT SITE IS WITHIN COMMUNITY SERVICES DISTRICT.
12. NO KNOWN WELLS ON SITE.
13. SITE IS NOT IN A FAULT ZONE.
14. SITE LIQUEFICATION POTENTIAL: VERY-HIGH.
15. ANY OPEN SPACE LOTS TO BE MAINTAINED BY HOME OWNERS ASSOCIATION.
16. PROJECT TO COMPLY WITH SCHEDULE A IMPROVEMENTS PER THE SUBDIVISION MAP ACT.
17. LOT DEPTH: 80.5'
    LOT WIDTH: 33'
    LOT SIZE: 2,848 SF
    SIDE YARD SETBACK - 4' MIN.
    SIDE YARD SETBACK (STREET ADJACENT) - 15' MIN.
    REAR YARD SETBACK - 10' MIN.
    GARAGE SETBACK - 18' MIN.
18. THIS PROJECT IS EXEMPT FROM HYDRAULIC CONDITIONS OF CONCERN (H.C.O.C.)
19. THE TENTATIVE TRACT MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER
20. IMPERVIOUS SQUARE FOOTAGE:
    EXIST: 2,610 SF (0.06 AC)
    PROP: 86,900 SF (2.00 AC)



EARTHWORK QUANTITIES
CUT: 88 CY FILL: 8,450 CY NET: 8362 CY (IMPORT)

THE QUANTITY SHOWN ABOVE IS FOR DISCUSSION PURPOSES ONLY. THESE QUANTITIES ARE CONSIDERED RAW AND NO SHRINKAGE OR SUBSIDENCE FACTORS HAVE BEEN APPLIED.

TOPOGRAPHY
FIELD SURVEY BY ADKAN ENGINEERS 05-01-2025

EASEMENT
⚠ AN EASEMENT IN FAVOR OF CITY OF EASTVALE, SUCCESSOR IN INTEREST TO COUNTY OF RIVERSIDE FOR STREET, PUBLIC UTILITY AND INCIDENTAL PURPOSES PER PARCEL MAP NO. 10378, PMB 47/19.

ZONING/LAND USE
EXISTING ZONING: HEAVY AGRICULTURE, A-2
PROPOSED ZONING: SINGLE FAMILY, R-1

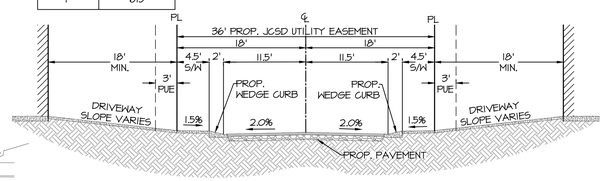
EXISTING LANDUSE: UNDEVELOPED - VACANT
PROPOSED LANDUSE: LOW DENSITY RESIDENTIAL WITH STATE DENSITY BONUS

UTILITIES
ELECTRIC: SOUTHERN CALIFORNIA EDISON (951) 928-8207
GAS: SOUTHERN CALIFORNIA GAS (951) 304-0093
SEWER: JURUPA VALLEY COMMUNITY SERVICE DISTRICT (951) 685-7434
WATER: JURUPA VALLEY COMMUNITY SERVICE DISTRICT (951) 685-7434
TELEPHONE: VOIPO (944) 824-4200, I-VOIP (888) 369-8647
COMMUNITY PHONE (866) 512-8541, AXVOICE
CABLE: SPECTRUM (888) 369-2408, DISH (877) 384-3424,
DIRECTV (800) 531-500
INTERNET: SPECTRUM (888) 369-2408
CORONA-NORCO UNIFIED SCHOOL DISTRICT:(951) 736-5000

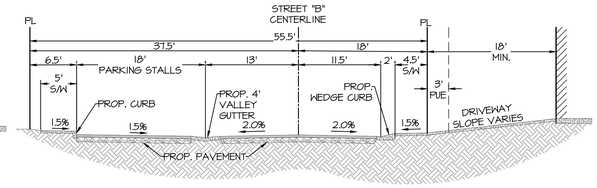
PROJECT DENSITY
PROJECT GROSS ACREAGE: 3.6 +/- ACRES
PROJECT NET ACREAGE: 3.2 +/- ACRES
PROPOSED RESIDENTIAL LOTS: 35
PROPOSED OPEN SPACE LOTS: 2

LEGEND

PROP.	PROPOSED	——— – ———	CENTERLINE
EX.	EXISTING	— — — —	EX. R/W
CL	CENTERLINE	———	PROP. R/W
PL	PROPERTY LINE	———	BOUNDARY
R/W	RIGHT OF WAY	———	PROPERTY LINE
S/W	SIDEWALK	– – – –	EASEMENT
C&G	CURB AND GUTTER	~~~~~	EX. EDGE OF PAVEMENT
TE	TRASH ENCLOSURE	——S——	EX. SEWER FORCE MAIN
TYP.	TYPICAL	——W——	EX. DOMESTIC WATER
RET. WALL	RETAINING WALL	——SD——	EX. SD
EXP. HT	EXPOSED HEIGHT	100	EX. MAJOR CONTOUR
SD	STORM DRAIN	100	EX. MINOR CONTOUR
SWR	SEWER		CURB, GUTTER & SIDEWALK
WTR	WATER		
POC	POINT OF CONNECTION		
FS	FIRE SERVICE		
INV	INVERT		
PUE	PUBLIC UTILITY EASEMENT		



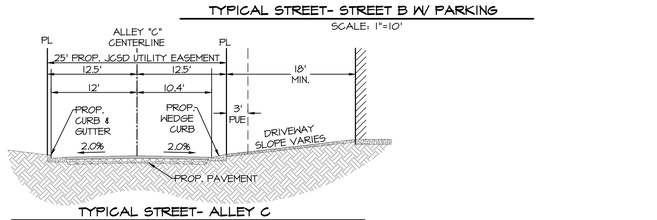
TYPICAL STREET- STREETS A & B
SCALE: 1"=10'



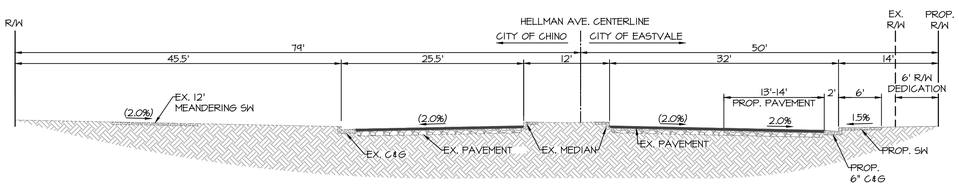
TYPICAL STREET- STREET B W/ PARKING
SCALE: 1"=10'

LOT USAGE

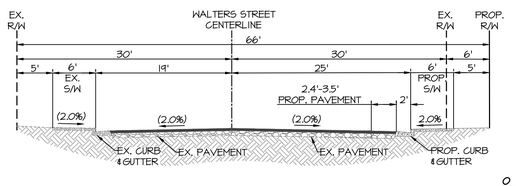
LOT	GROSS AREA (SF)	USE
A	11032	HELLMAN AVENUE (PUBLIC)
B	7104	WALTERS STREET (PUBLIC)
C	15241	STREET A & ALLEY C (PRIVATE)
D	11554	STREET B (PRIVATE)
E	436	O.S. 36
F	615	O.S 37



TYPICAL STREET- ALLEY C
SCALE: 1"=10'



TYPICAL STREET- HELLMAN AVE.
SCALE: 1"=10'



TYPICAL STREET- WALTERS ST.
SCALE: 1"=10'



SCALE: 1" = 30'

REVISIONS

MARK	BY	DATE		APPR.	DATE

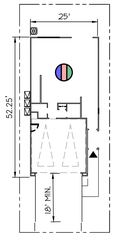
TENTATIVE TRACT 39416
PREPARATION DATE: NOVEMBER 2025

PLANS PREPARED BY:
adkan ENGINEERS
Civil Engineering • Surveying • Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 • Fax:(951) 688-0599

IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

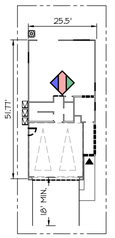
PLOT PLAN / SITE PLAN
TENTATIVE TRACT 39416

UNIT MATRIX		
UNIT	PLAN	ELEVATION
1	3R	COTTAGE
2	2	MONTEREY
3	1R	FARMHOUSE
4	3	COTTAGE
5	2R	FARMHOUSE
6	1	MONTEREY
7	2R	COTTAGE
8	3	MONTEREY
9	3	FARMHOUSE
10	2R	MONTEREY
11	1	COTTAGE
12	3R	FARMHOUSE
13	2	COTTAGE
14	1R	FARMHOUSE
15	2	MONTEREY
16	1R	COTTAGE
17	2	FARMHOUSE
18	3R	MONTEREY
19	2	COTTAGE
20	1	MONTEREY
21	3	FARMHOUSE
22	3R	COTTAGE
23	2R	FARMHOUSE
24	1R	MONTEREY
25	2	COTTAGE
26	1R	FARMHOUSE
27	2	MONTEREY
28	1R	COTTAGE
29	2	FARMHOUSE
30	3	MONTEREY
31	3R	FARMHOUSE
32	1R	MONTEREY
33	2	COTTAGE
34	1R	FARMHOUSE
35	3	MONTEREY



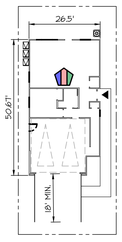
PLAN 1
SCALE: 1"=20'

1st FLOOR	770 SF
2ND FLOOR	1,135 SF
TOTAL LIVING	1,905 SF
GARAGE	421 SF
PORCH/PATIO	55 SF



PLAN 2
SCALE: 1"=20'

1st FLOOR	784 SF
2ND FLOOR	1,286 SF
TOTAL LIVING	2,075 SF
GARAGE	423 SF
PORCH/PATIO	31 SF



PLAN 3
SCALE: 1"=20'

1st FLOOR	839 SF
2ND FLOOR	1,311 SF
TOTAL LIVING	2,150 SF
GARAGE	484 SF
PORCH/PATIO	0 SF



OWNER/APPLICANT
WARMINGTON RESIDENTIAL
3090 PULLMAN STREET
COSTA MESA, CA 92626
CONTACT: BRET ILICH (PROJECT CONSULTANT)
(714) 434-4325
EMAIL:BILIC@WARMINGTONGROUP.COM

ENGINEER
adkan ENGINEERS
6879 AIRPORT DRIVE
RIVERSIDE, CA. 92504
951-688-0241

ZONING/LAND USE
EXISTING ZONING: HEAVY AGRICULTURE, A-2
PROPOSED ZONING: SINGLE FAMILY, R-1

EXISTING LANDUSE: LDR DENSITY RESIDENTIAL, LDR
PROPOSED LANDUSE: SINGLE FAMILY LOW, SF-L
WITH STATE DENSITY BONUS

APN(S)
144-070-016, 144-070-017, 144-070-018, & 144-070-020

PROJECT DENSITY
PROJECT ACREAGE: 3.6 +/- ACRES
NUMBER OF UNITS: 35 UNITS
DENSITY (GROSS): 9.72 DU/AC

SCHOOL DISTRICTS
CORONA-NORCO UNIFIED SCHOOL DISTRICT
(951) 736-5000

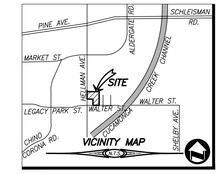
UTILITIES
ELECTRIC: SOUTHERN CALIFORNIA EDISON: (951) 928-8207
GAS: SOUTHERN CALIFORNIA GAS: (951) 304-00143
SEWER: JURUPA VALLEY COMMUNITY SERVICE DISTRICT: (951) 685-7434
WATER: JURUPA VALLEY COMMUNITY SERVICE DISTRICT: (951) 685-7434
TELEPHONE: VOIP0 (949) 823-4200, I-VOIP (888) 369-8647
COMMUNITY PHONE (866) 512-8541, AXVOICE
CABLE: SPECTRUM (888) 369-2408, DISH (877) 384-3424,
DIRECTV (800) 531-5000
INTERNET: SPECTRUM (888) 369-2408

BASIS OF BEARING
THE CENTERLINE OF WALTERS STREET BEING NORTH 84°20'55" WEST PER TRACT MAP NO. 31476, FILED IN BOOK 404 OF MAPS, AT PAGES 31 THROUGH 37, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, WAS HELD AS THE BASIS OF BEARINGS FOR THIS MAP.

BENCHMARK
NGS PID DX4293
DESIGNATION: PINE

STAMPED PINE RM NO 2 1"16, IS 80.5 FEET WEST OF THE WEST EDGE OF CALIFORNIA HIGHWAY 83, 45.4 FEET NORTHEAST OF A METAL
WITNESS POST, 8.0 FEET NORTHEAST OF THE NORTHEAST CORNER OF THE CONCRETE IRRIGATION BOX, 2.2 FEET EAST OF A 6 FOOT HIGH CHAIN LINK FENCE, ABOUT 0.1 FOOT ABOVE STATION ELEVATION AND PROJECTS ABOUT 0.2 FOOT ABOVE THE GROUND.

ELEVATION: 564.60 NAVD 1988

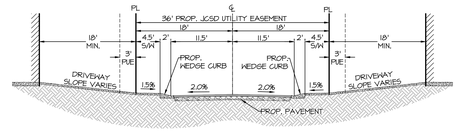


LEGAL DESCRIPTION
REAL PROPERTY IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

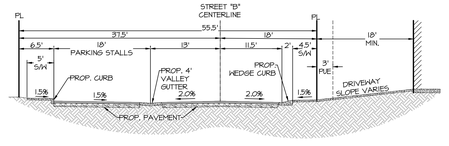
PARCELS 1 AND 2 OF PARCEL MAP NO. 10378 ON FILE IN BOOK 47 PAGE 19 OF PARCEL MAPS, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH THE EASTERLY 214.00 FEET OF PARCELS 3, 4 AND LOT E OF SAID PARCEL MAP NO. 10378.

APN: 144-070-016 (PARCEL 1); 144-070-017 (PARCEL 2); 144-070-018 (PORTION OF PARCEL 3) AND 144-070-020 (PORTION OF PARCEL 4 AND PORTION OF LOT E)

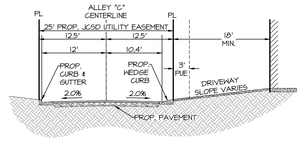
GENERAL PROJECT NOTES
1. THE PROJECT PROPERTY IS LOCATED WITHIN AN AREA DESIGNATED ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 06065C0618M, WITH AN EFFECTIVE DATE OF SEPTEMBER 12, 2024, FOR COMMUNITY NUMBER 060155, IN THE CITY EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
2. PUBLIC STREET IMPROVEMENTS PER CITY OF EASTVALE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. THOMAS BROS. MAP BOOK PAGE: 712, GRID H2, 2024 EDITION
4. NO SUBSURFACE SEPTIC DISPOSAL PROPOSED.
5. ALL EXISTING STRUCTURES ON SITE TO BE DEMOLISHED.
6. IN-TRACT STREETS ARE TO BE PRIVATE.
7. SINGLE FAMILY RESIDENTIAL DEVELOPMENT WILL NOT BE GATED.
8. ALL LOTS HAVE 18 MIN. GRADE TOWARDS THE STREET FOR DRAINAGE PURPOSES.
9. THERE ARE NO REMAINING PARCELS.
10. RUNOFF FROM THIS TRACT WILL BE ROUTED INTO THE AN EXISTING RIVERSIDE FLOOD CONTROL STORM DRAIN LINE THAT DISCHARGES INTO THE CUCAMONGA CREEK CHANNEL WHICH THEN FLOWS TO THE SANTA ANA RIVER.
11. PROJECT SITE IS WITHIN COMMUNITY SERVICES DISTRICT.
12. NO KNOWN WELLS ON SITE.
13. SITE IS NOT IN A FAULT ZONE.
14. SITE LIQUEFICATION POTENTIAL: VERY-HIGH.
15. ANY OPEN SPACE LOTS TO BE MAINTAINED BY HOME OWNERS ASSOCIATION.
16. PROJECT TO COMPLY WITH SCHEDULE A IMPROVEMENTS PER THE SUBDIVISION MAP ACT.
17. LOT DEPTH: 80.5'
    LOT WIDTH: 33'
    LOT SIZE: 2,848 SF
    SIDE YARD SETBACK - 4' MIN.
    SIDE YARD SETBACK (STREET ADJACENT) - 15' MIN.
    REAR YARD SETBACK - 10' MIN.
    GARAGE SETBACK - 18' MIN.
18. THIS PROJECT IS EXEMPT FROM HYDRAULIC CONDITIONS OF CONCERN (HCOC)
19. THE TENTATIVE TRACT MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
20. IMPERVIOUS SQUARE FOOTAGE:
    EXIST: 2,870 SF (0.06 AC)
    PROP: 86,900 SF (2.00 AC)



TYPICAL SECTION
PRIVATE LOCAL ROAD
SCALE: 1"=2'TI=___ R-___
SCALE: 1"=10'
STREET "A" & STREET "B"



TYPICAL SECTION
PRIVATE ROAD WITH PARKING AND VALLEY GUTTER
SCALE: 1"=2'TI=___ R-___
SCALE: 1"=10'
STREET "A" & STREET "B"

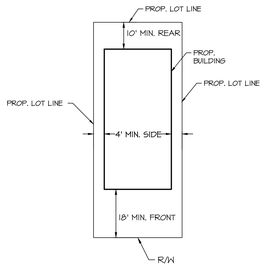


TYPICAL SECTION
PRIVATE ALLEY
SCALE: 1"=2'TI=___ R-___
SCALE: 1"=10'
ALLEY "C"

UNIT SUMMARY						
PLAN	DESCRIPTION	#UNITS	MIX	SF(GROSS)	TOTAL(GROSS)	GARAGE	PORCH/PATIO
PLAN 1	3 BEDS+LOFT(4 BED OPT)/2.5 BATHS	11	31%	1,905 SF	20,955 SF	421 SF	55 SF
PLAN 2	4 BEDS+LOFT/2.5 BATHS	13	37%	2,075 SF	26,975 SF	423 SF	31 SF
PLAN 3	3 BEDS+LOFT+FLEX(5 BED OPT)/3 BATHS	11	31%	2,150 SF	23,650 SF	484 SF	0 SF
	TOTAL	35	100%		71,580 SF		

ELEVATION LEGEND			
ELEVATION	PLAN 1	PLAN 2	PLAN 3
COTTAGE ELEV. A	●	◆	⬟
FARMHOUSE ELEV. B	●	◆	⬟
MONTEREY ELEV. C	●	◆	⬟

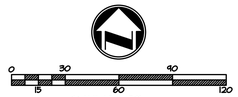
PARKING SUMMARY					
PROVIDED PARKING:					
GARAGE:	35	X	2	=	70 SPACES
DRIVEWAY:	35	X	2	=	70 SPACES
STREET (GUEST):					6 SPACES
TOTAL PARKING PROVIDED:					146 SPACES

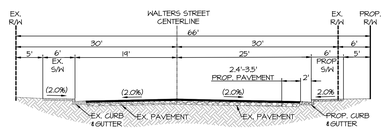


MINIMUM LOT SETBACKS
SCALE: 1"=20'

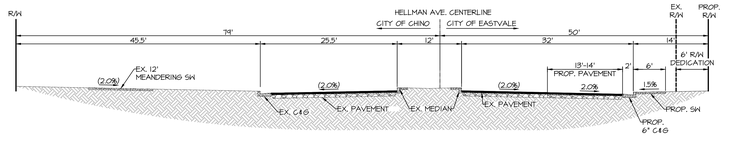
PLAN AND ELEVATION TABLE				
ELEVATION	PLAN 1	PLAN 2	PLAN 3	TOTAL
COTTAGE ELEV. A	3	5	3	11
FARMHOUSE ELEV. B	4	4	4	12
MONTEREY ELEV. C	4	4	4	12
TOTAL	11	13	11	35

SITE SUMMARY	
STREET ADDRESS:	NO ADDRESS AVAILABLE
APNs:	144-070-016, 144-070-017, 144-070-018, 144-070-020
COUNTY:	RIVERSIDE
EXISTING ZONING:	A-2 (HEAVY AGRICULTURE)
	COMPARE TO R-1 (ONE FAMILY DWELLINGS)
PROPOSED ZONING:	R-1 SINGE FAMILY
PROJECT ACREAGE:	3.6 ACRES (GROSS) / 3.1 ACRES (NET)
DENSITY (GROSS):	9.72 DU/AC





TYPICAL SECTION
PUBLIC ROAD (WALTERS STREET)
TI=___ R-___
SCALE: 1"=10'
WALTERS STREET



TYPICAL SECTION
PUBLIC ROAD (HELLMAN AVENUE)
TI=___ R-___
SCALE: 1"=10'
HELLMAN AVENUE

REGISTERED PROFESSIONAL ENGINEER — MICHAEL R. BRENDECKE — NO. 83363 — CIVIL — STATE OF CALIFORNIA

Call before you Dig — Avoid cutting underground utility lines. It's easy. Call 811 or 1-800-227-2600

PLANS PREPARED BY:
adkan ENGINEERS
Civil Engineering · Surveying · Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 Fax:(951) 688-0599
Under the Supervision of: MICHAEL R. BRENDECKE, R.C.E. 83363 Exp. 03.31.27 Date:

CITY OF EASTVALE
PLANNING DEPARTMENT
PROJECT PLANNER — DATE
RECOMMENDED BY: — DATE

DATE	BY	MARK	REVISIONS	APPR.	DATE

DESIGNED BY: MA DRAWN BY: CC CHECKED BY: LG

PLOT PLAN

PREPARED FOR: WARMINGTON RESIDENTIAL
SCALE: AS NOTED

SHEET NO. 1 OF 1 SHEETS
JOB No. 10866

V:\PROJECTS\WARMINGTON\10866 HELLMAN\EASTVALE\ENGINEERING\ENTITLEMENTS\10866-PLOT PLAN.DWG
2/26/2026 1:49 PM



HELLMAN AVENUE

EASTVALE, CALIFORNIA

DEVELOPER INFORMATION

WARMINGTON RESIDENTIAL | SOUTHERN CALIFORNIA DIVISION

3090 PULLMAN STREET
COSTA MESA, CA 92626
CONTACT: BRET ILICH
PHONE: (909) 489-2113
EMAIL: BRET@WARMINGTONGROUP.COM

CONSULTANT INFORMATION

ARCHITECTURE:

KTGY ARCHITECTURE & PLANNING
17911 VON KARMAN AVENUE, SUITE 200
IRVINE, CA 92614
CONTACT: ALAN SCALES
PHONE: (949) 221-6256
EMAIL: ASCALES@KTGY.COM

CIVIL:

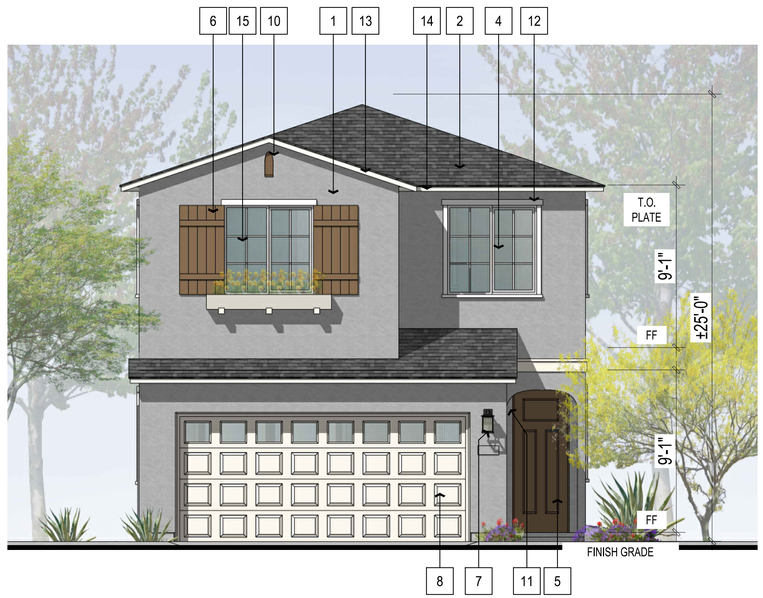
ADKIN ENGINEERS
6879 AIRPORT DR.
RIVERSIDE, CA 92504
CONTACT: BRYAN INGERSOLL
PHONE: (951) 688-0241
EMAIL: BINGERSOLL@ADKAN.COM

SHEET INDEX - ARCHITECTURE

A0.00	COVER
A2.10	PLAN 1 - 'A' COTTAGE ELEVATIONS
A2.20	PLAN 1 - 'B' FARMHOUSE ELEVATIONS
A2.30	PLAN 1 - 'C' MONTEREY ELEVATIONS
A2.40	PLAN 1 - UNIT PLAN
A2.50	PLAN 1 - ROOF PLANS
A3.10	PLAN 2 - 'A' COTTAGE ELEVATIONS
A3.20	PLAN 2 - 'B' FARMHOUSE ELEVATIONS
A3.30	PLAN 2 - 'C' MONTEREY ELEVATIONS
A3.40	PLAN 2 - UNIT PLAN
A3.50	PLAN 2 - ROOF PLANS
A4.10	PLAN 3 - 'A' COTTAGE ELEVATIONS
A4.20	PLAN 3 - 'B' FARMHOUSE ELEVATIONS
A4.30	PLAN 3 - 'C' MONTEREY ELEVATIONS
A4.40	PLAN 3 - UNIT PLAN
A4.50	PLAN 3 - ROOF PLANS
C.10	COLOR BOARD - COTTAGE
C.20	COLOR BOARD - FARMHOUSE
C.30	COLOR BOARD - MONTEREY



LEFT



FRONT

'A' LEGEND (COTTAGE)

1. Stucco, 16/20
2. Flat Concrete Tile Roof
3. Not Used
4. Vinyl Windows
5. Fiberglass Entry Doors
6. Decorative Shutters (Stucco o/ Foam)
7. Decorative Exterior Light & Address
8. Metal Sectional Garage Door
9. Stucco o/ Foam Trim
10. Decorative Stucco Vent
11. Stucco Arched Soffit
12. Stucco Head and Sill Trim
13. Wood Barge Board
14. Wood Eave Board
15. Decorative Muntins
16. Downspouts



RIGHT



REAR



LEFT



FRONT

'B' LEGEND (FARMHOUSE)

1. Stucco, 16/20
2. Flat Concrete Tile Roof
3. Fiber Cement Siding
4. Vinyl Windows
5. Fiberglass Entry Doors
6. Decorative Shutters (Stucco o/ Foam)
7. Decorative Exterior Light & Address
8. Metal Sectional Garage Door
9. Cement Board Trim
10. Board and Batten Siding
11. Wood Post and Beam
12. Stucco Head and Sill Trim
13. Wood Barge Board
14. Wood Eave Board
15. Not Used
16. Decorative Shelf
17. Decorative Muntins
18. Downspout



RIGHT



REAR



LEFT



FRONT

'C' LEGEND (MONTEREY)

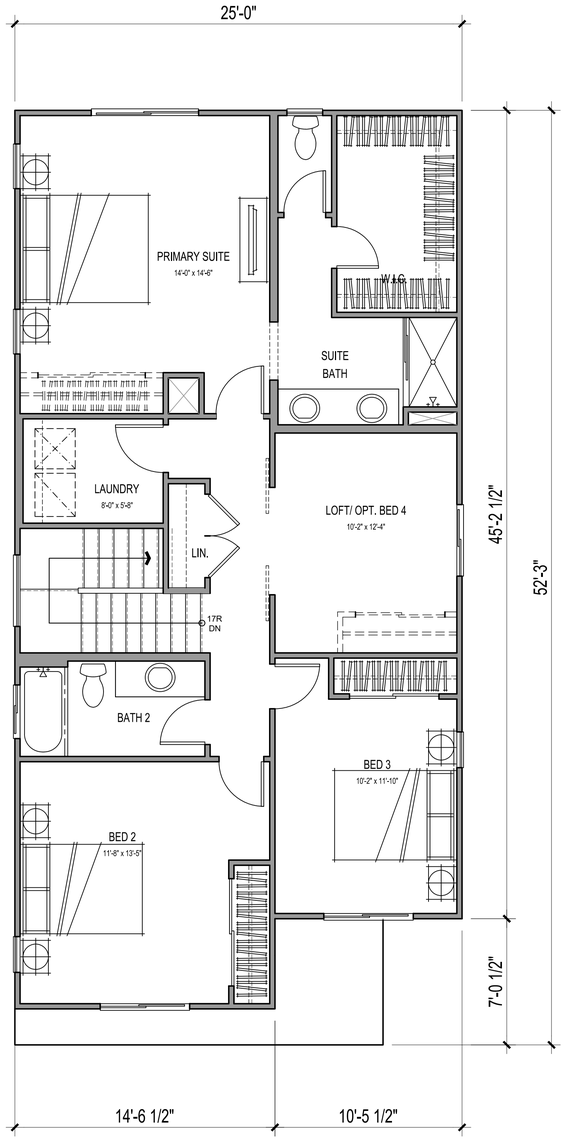
1. Stucco, 16/20
2. Flat Concrete Tile Roof
3. Not Used
4. Vinyl Windows
5. Fiberglass Entry Doors
6. Decorative Shutters (Stucco o/ Foam)
7. Decorative Exterior Light and Address
8. Metal Sectional Garage Door
9. Stucco o/ Foam Trim
10. Decorative Stucco Vents
11. Stucco Column
12. Stucco Head and Sill Trim
13. Wood Barge Board
14. Wood Eave Board
15. Decorative Muntins
16. Downspout



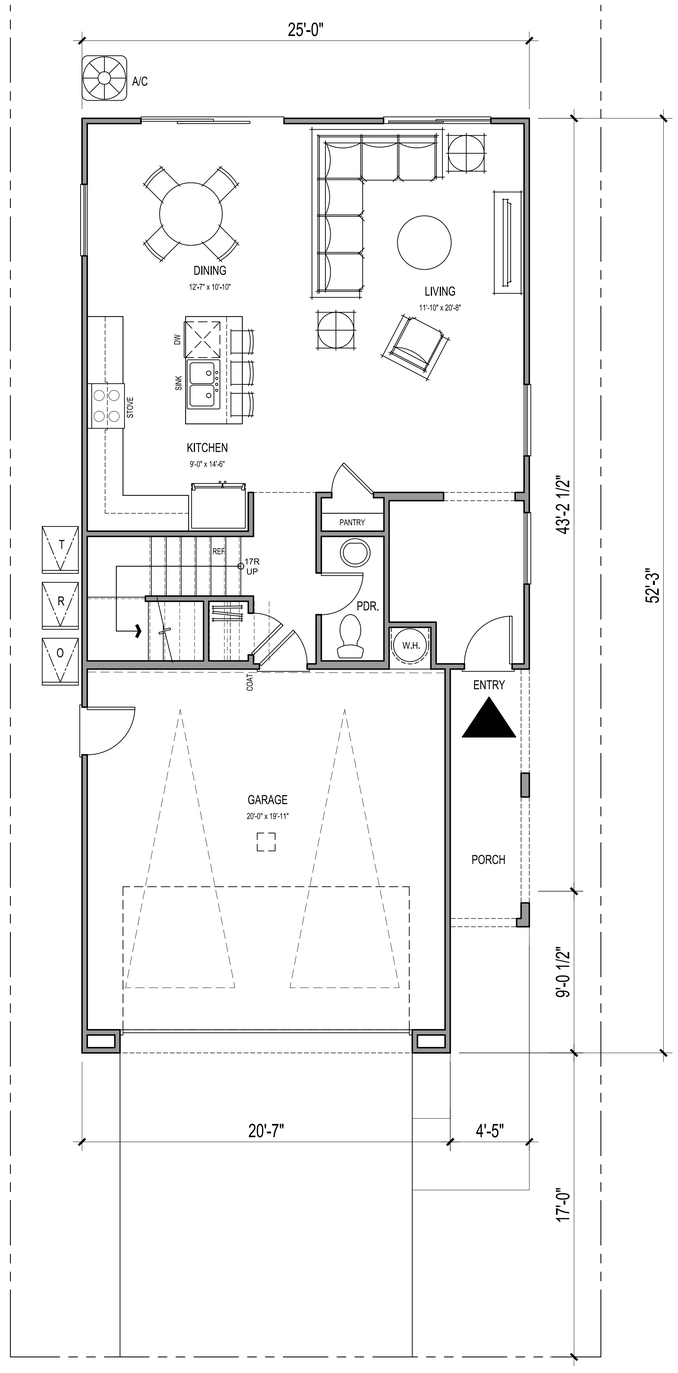
RIGHT



REAR



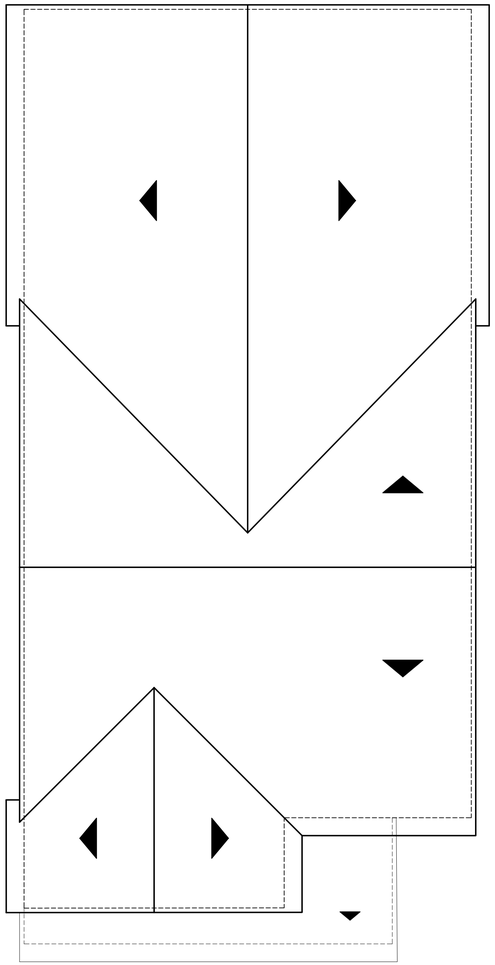
SECOND FLOOR



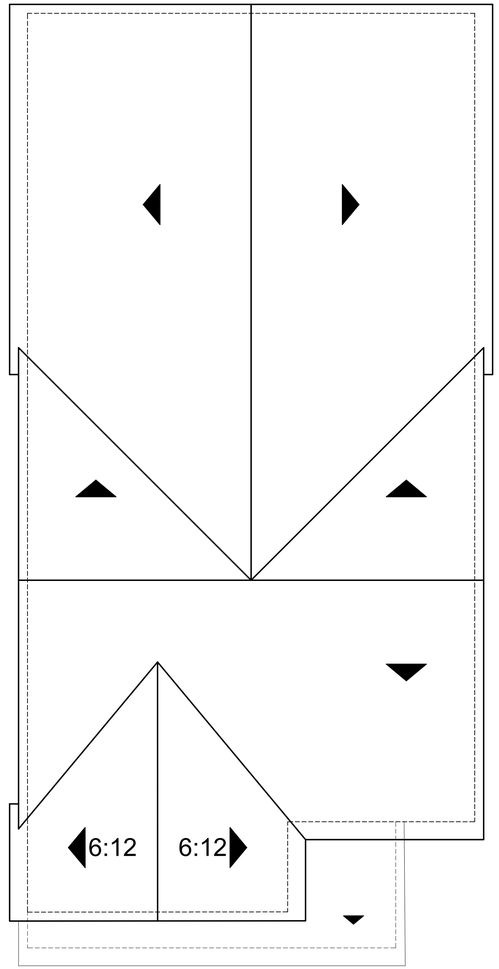
FIRST FLOOR

3 BEDS + LOFT/ 2.5 BATH
4 BEDS / 2.5 BATH

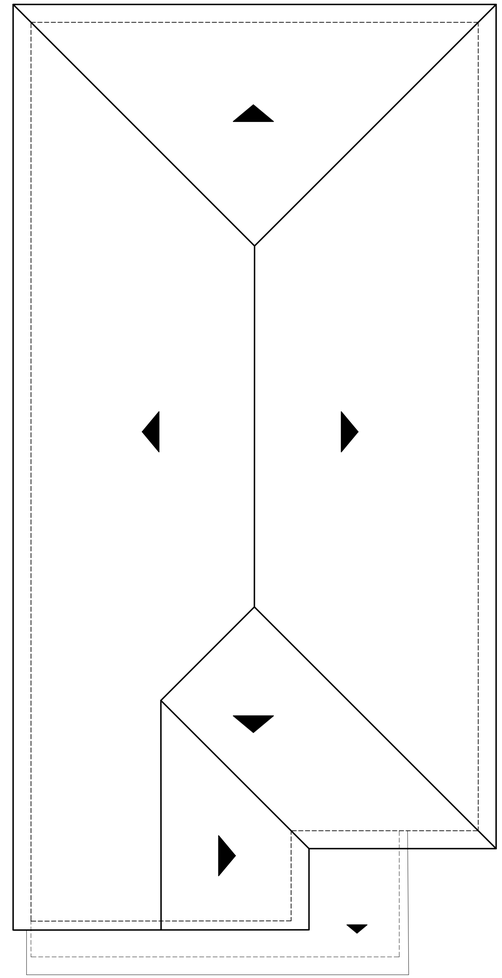
GROSS SF	
1ST FLOOR	770 SQ. FT.
2ND FLOOR	1135 SQ. FT.
TOTAL LIVING	1905 SQ. FT.
GARAGE	421 SQ. FT.
PORCH/PATIO	55 SQ. FT.



MONTEREY 'C'
PITCH: 4:12 UNO
EAVE: 12" UNO
RAKE: 3" UNO
NO ROOF MOUNTED EQUIPMENT EXCEPT SOLAR PANELS



FARMHOUSE 'B'
PITCH: 5:12 UNO
EAVE: 12" UNO
RAKE: 6" UNO
NO ROOF MOUNTED EQUIPMENT EXCEPT SOLAR PANELS



COTTAGE 'A'
PITCH: 4:12 UNO
EAVE: 12" UNO
RAKE: 6" UNO
NO ROOF MOUNTED EQUIPMENT EXCEPT SOLAR PANELS



LEFT



FRONT

'A' LEGEND (COTTAGE)

1. Stucco, 16/20
2. Flat Concrete Tile Roof
3. Not Used
4. Vinyl Windows
5. Fiberglass Entry Doors
6. Decorative Shutters (Stucco o/ Foam)
7. Decorative Exterior Light & Address
8. Metal Sectional Garage Door
9. Stucco o/ Foam Trim
10. Decorative Stucco Vent
11. Stucco Arched Soffit
12. Stucco Head and Sill Trim
13. Wood Barge Board
14. Wood Eave Board
15. Decorative Muntins
16. Downspouts



RIGHT



REAR



LEFT



FRONT

'B' LEGEND (FARMHOUSE)

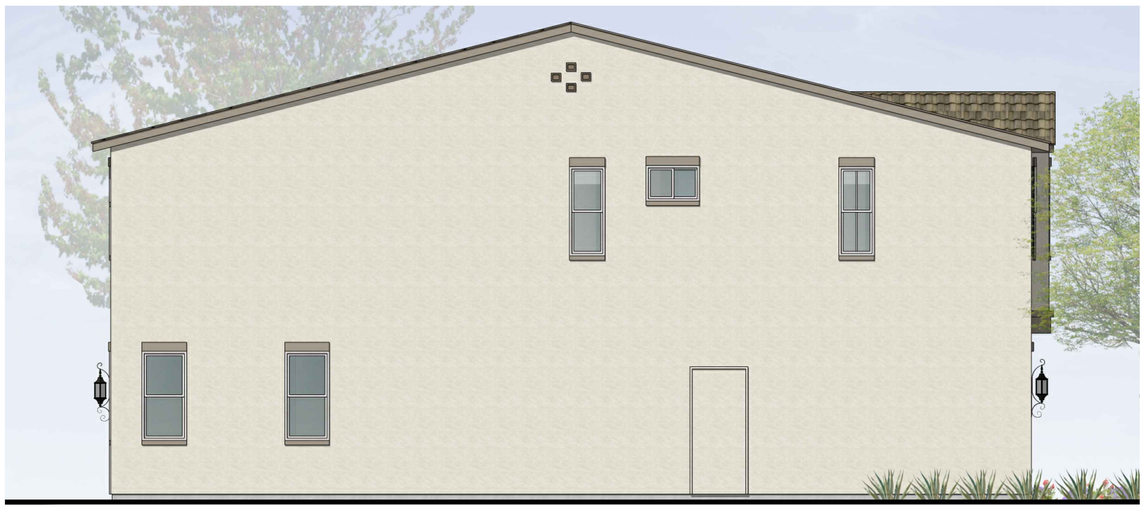
1. Stucco, 16/20
2. Flat Concrete Tile Roof
3. Fiber Cement Siding
4. Vinyl Windows
5. Fiberglass Entry Doors
6. Decorative Shutters (Stucco o/ Foam)
7. Decorative Exterior Light & Address
8. Metal Sectional Garage Door
9. Cement Board Trim
10. Board and Batten Siding
11. Wood Post and Beam
12. Stucco Head and Sill Trim
13. Wood Barge Board
14. Wood Eave Board
15. Not Used
16. Decorative Shelf
17. Decorative Muntins
18. Downspout



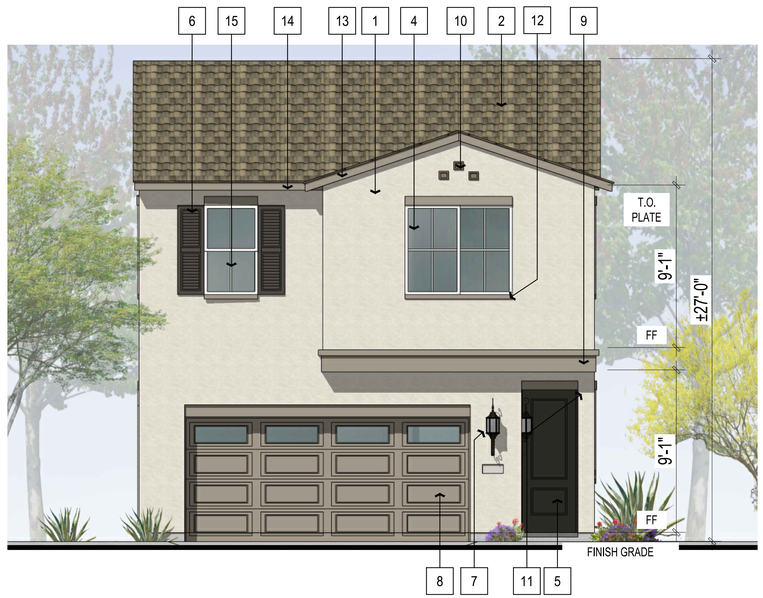
RIGHT



REAR



LEFT



FRONT

'C' LEGEND (MONTEREY)

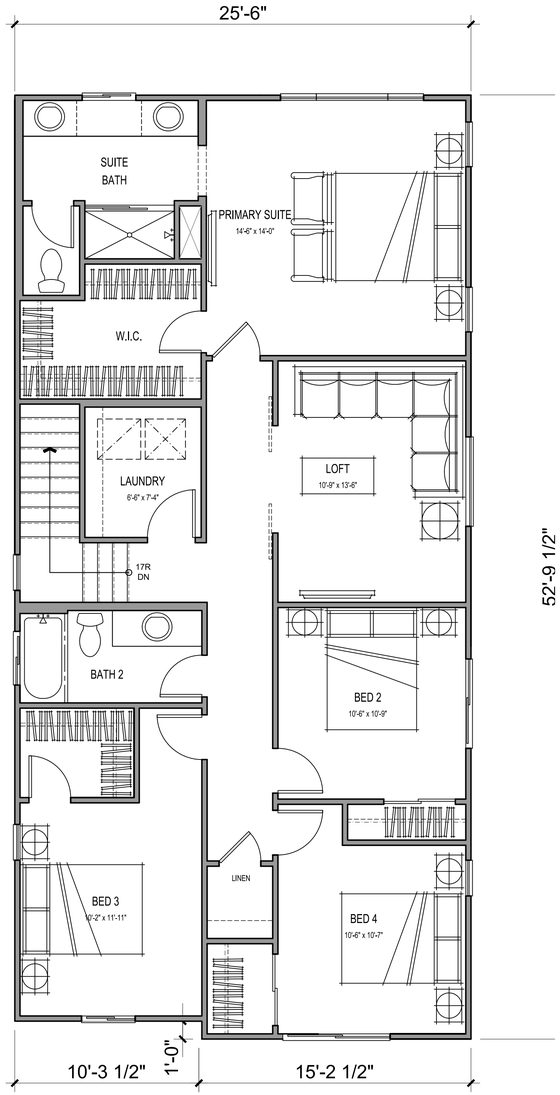
1. Stucco, 16/20
2. Flat Concrete Tile Roof
3. Not Used
4. Vinyl Windows
5. Fiberglass Entry Doors
6. Decorative Shutters (Stucco o/ Foam)
7. Decorative Exterior Light and Address
8. Metal Sectional Garage Door
9. Stucco o/ Foam Trim
10. Decorative Stucco Vents
11. Stucco Column
12. Stucco Head and Sill Trim
13. Wood Barge Board
14. Wood Eave Board
15. Decorative Muntins
16. Downspout



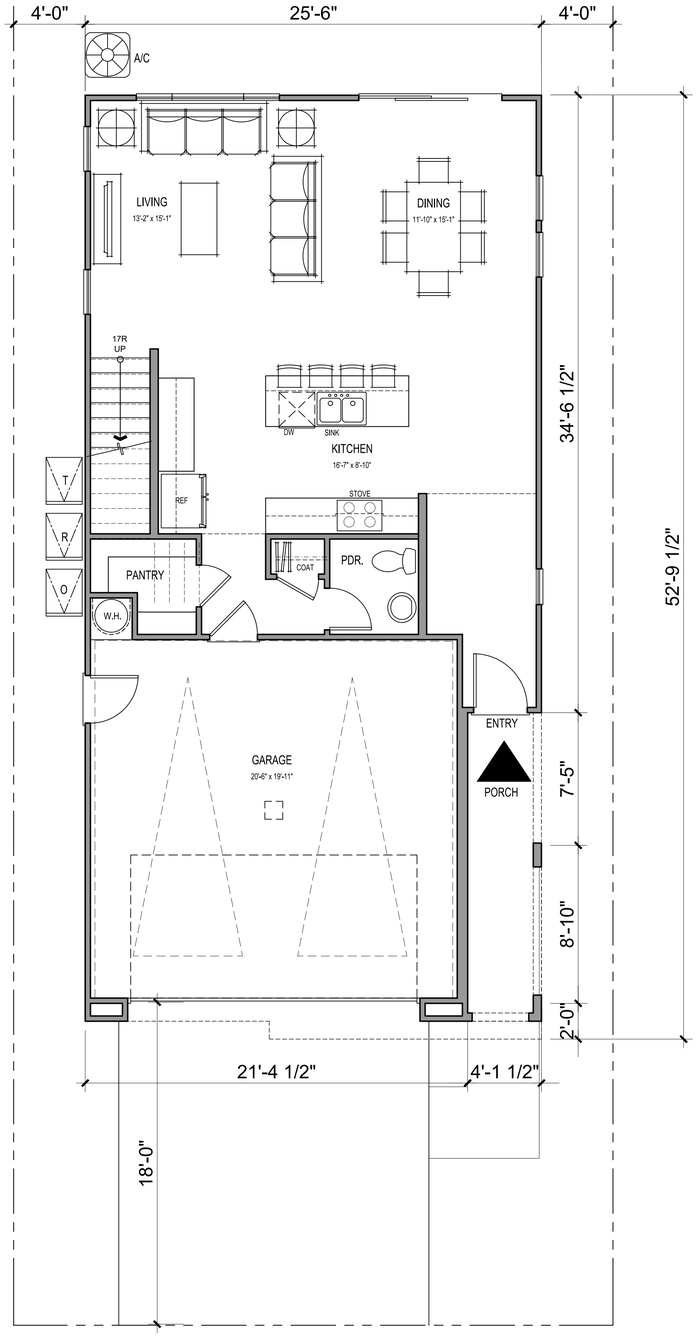
RIGHT



REAR



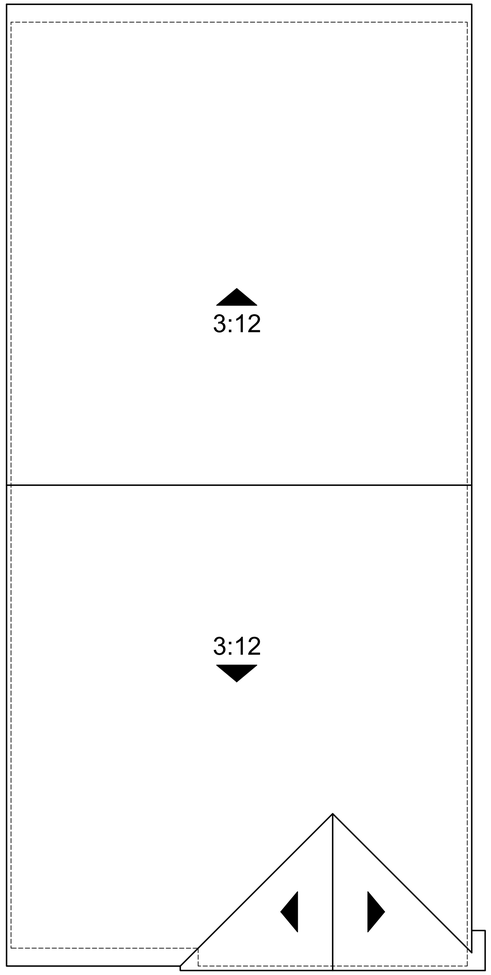
SECOND FLOOR



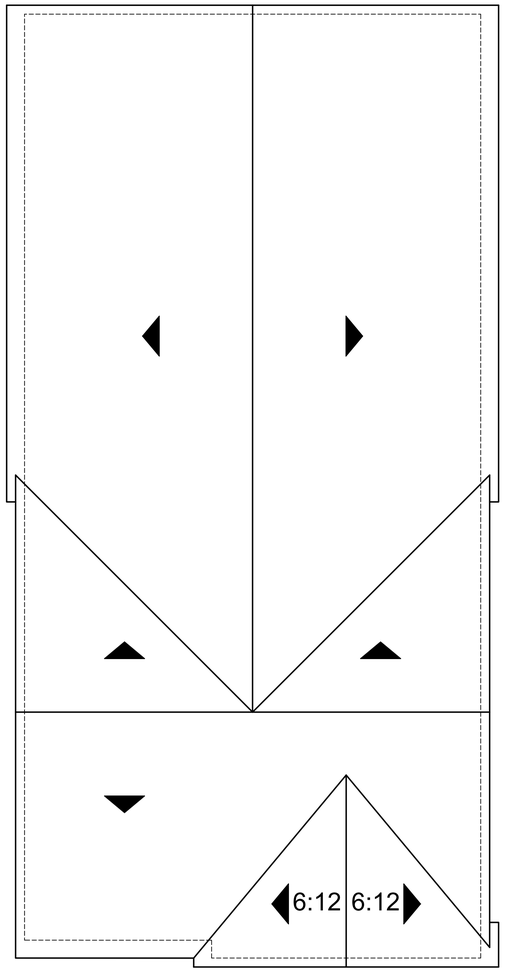
FIRST FLOOR

4 BEDS + LOFT/ 2.5 BATH

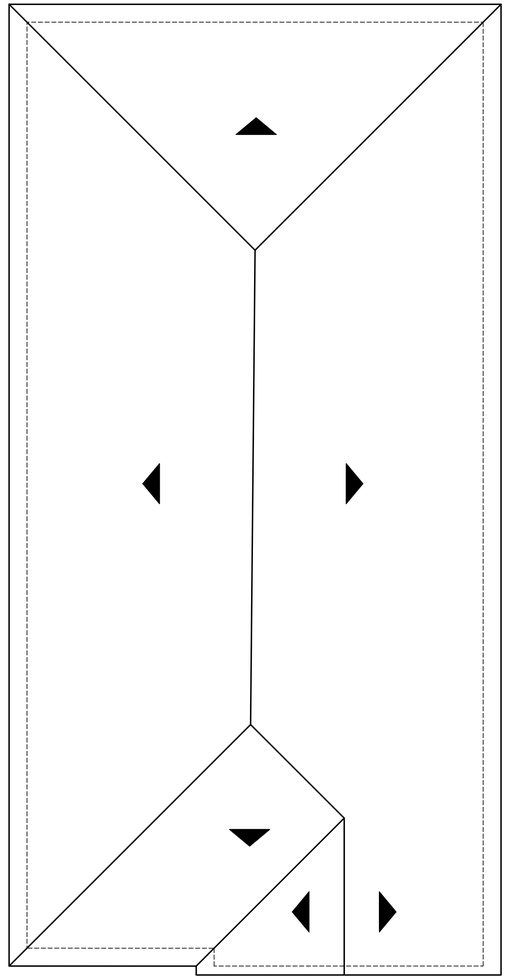
GROSS SF	
1ST FLOOR	789 SQ. FT.
2ND FLOOR	1286 SQ. FT.
TOTAL LIVING	2075 SQ. FT.
GARAGE	423 SQ. FT.
PORCH/PATIO	31 SQ. FT.



MONTEREY 'C'
PITCH: 4:12 UNO
EAVE: 12" UNO
RAKE: 3" UNO
NO ROOF MOUNTED EQUIPMENT EXCEPT SOLAR PANELS



FARMHOUSE 'B'
PITCH: 5:12 UNO
EAVE: 12" UNO
RAKE: 6" UNO
NO ROOF MOUNTED EQUIPMENT EXCEPT SOLAR PANELS



COTTAGE 'A'
PITCH: 4:12 UNO
EAVE: 12" UNO
RAKE: 6" UNO
NO ROOF MOUNTED EQUIPMENT EXCEPT SOLAR PANELS



LEFT



FRONT

'A' LEGEND (COTTAGE)

1 Stucco, 16/20
2 Flat Concrete Tile Roof
3 Not Used
4 Vinyl Windows
5 Fiberglass Entry Doors
6 Decorative Shutters (Stucco o/ Foam)
7 Decorative Exterior Light & Address
8 Metal Sectional Garage Door
9 Stucco o/ Foam Trim
10 Decorative Stucco Vent
11 Stucco Arched Soffit
12 Stucco Head and Sill Trim
13 Wood Barge Board
14 Wood Eave Board
15 Decorative Muntins
16 Downspouts



RIGHT



REAR



LEFT



FRONT

'B' LEGEND (FARMHOUSE)

1. Stucco, 16/20
2. Flat Concrete Tile Roof
3. Fiber Cement Siding
4. Vinyl Windows
5. Fiberglass Entry Doors
6. Decorative Shutters (Stucco o/ Foam)
7. Decorative Exterior Light & Address
8. Metal Sectional Garage Door
9. Cement Board Trim
10. Board and Batten Siding
11. Wood Post and Beam
12. Stucco Head and Sill Trim
13. Wood Barge Board
14. Wood Eave Board
15. Not Used
16. Decorative Shelf
17. Decorative Muntins
18. Downspout



RIGHT



REAR



LEFT



FRONT

'C' LEGEND (MONTEREY)

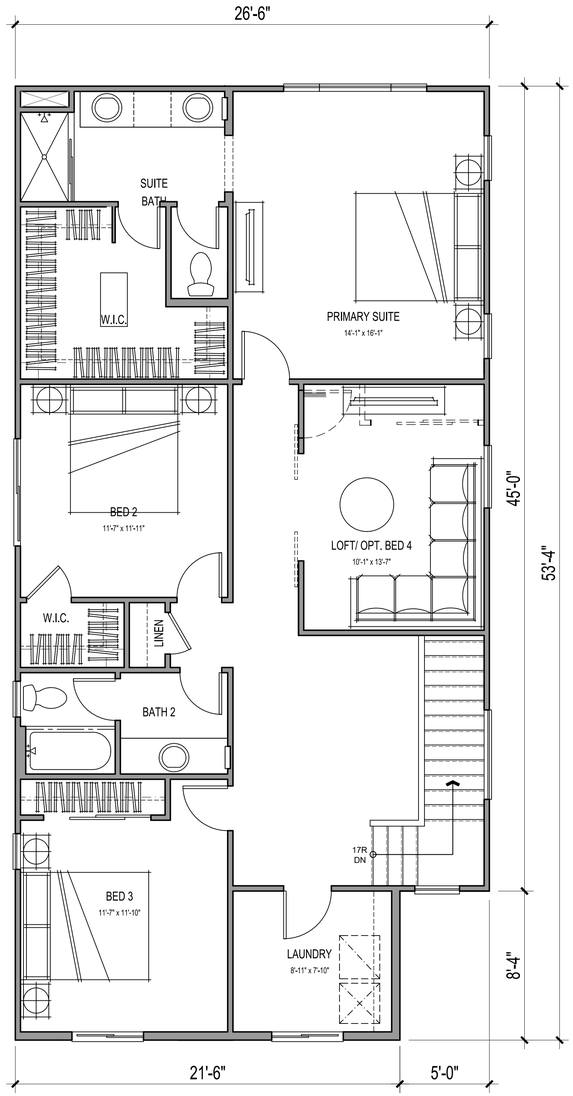
1. Stucco, 16/20
2. Flat Concrete Tile Roof
3. Not Used
4. Vinyl Windows
5. Fiberglass Entry Doors
6. Decorative Shutters (Stucco o/ Foam)
7. Decorative Exterior Light and Address
8. Metal Sectional Garage Door
9. Stucco o/ Foam Trim
10. Decorative Stucco Vents
11. Stucco Column
12. Stucco Head and Sill Trim
13. Wood Barge Board
14. Wood Eave Board
15. Decorative Muntins
16. Downspout



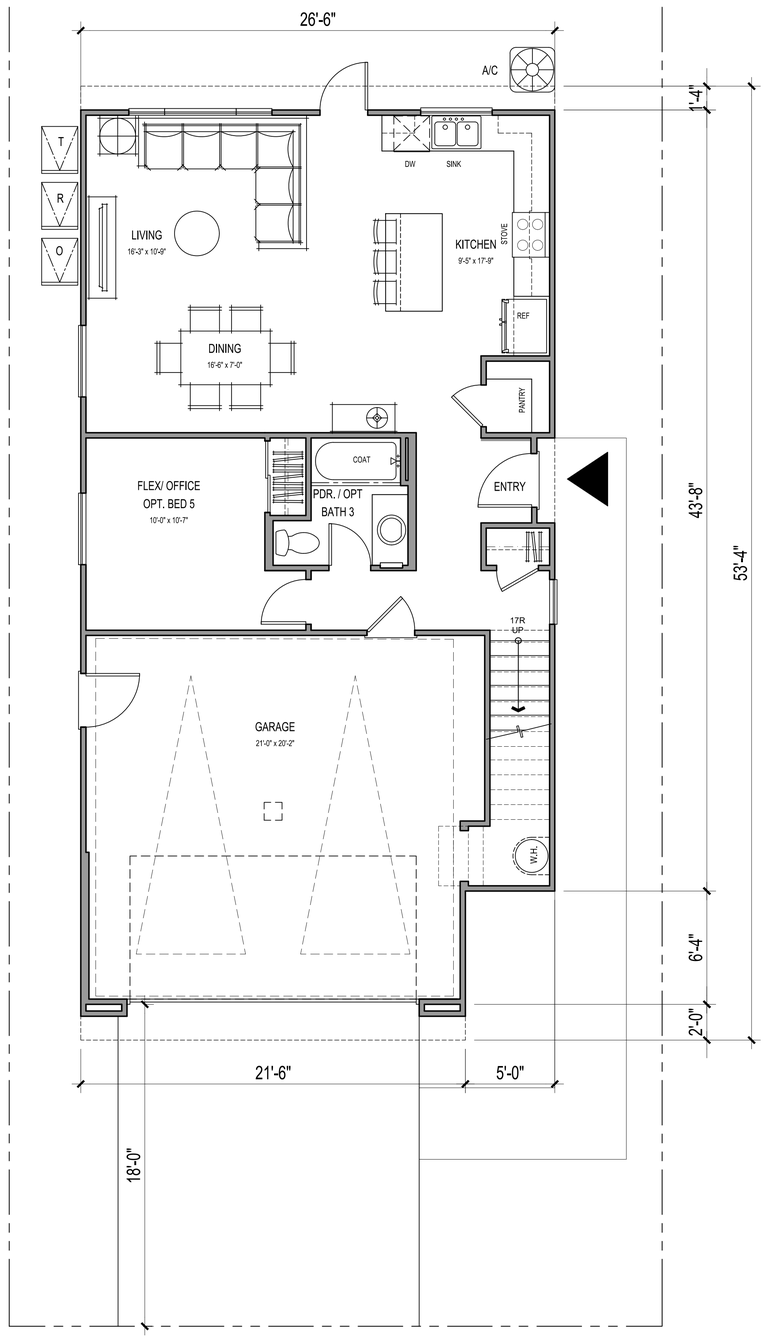
RIGHT



REAR



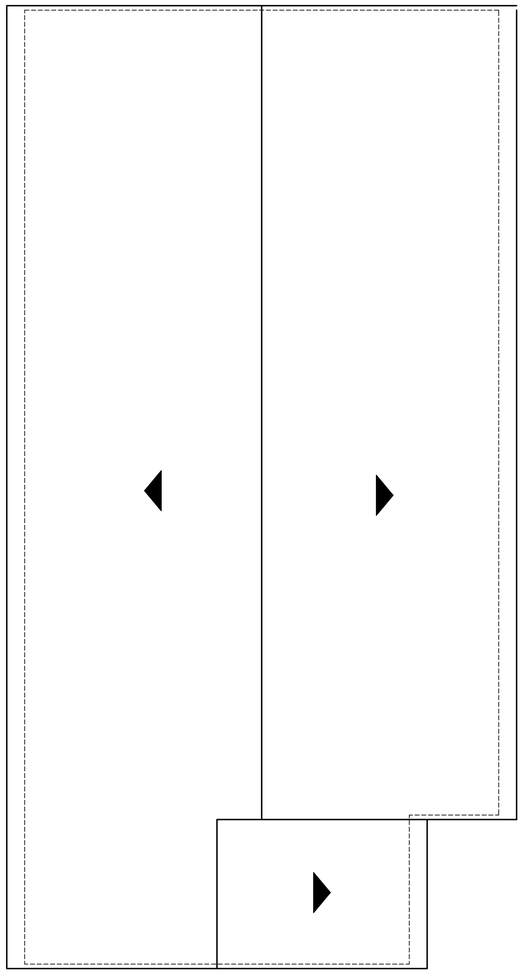
SECOND FLOOR



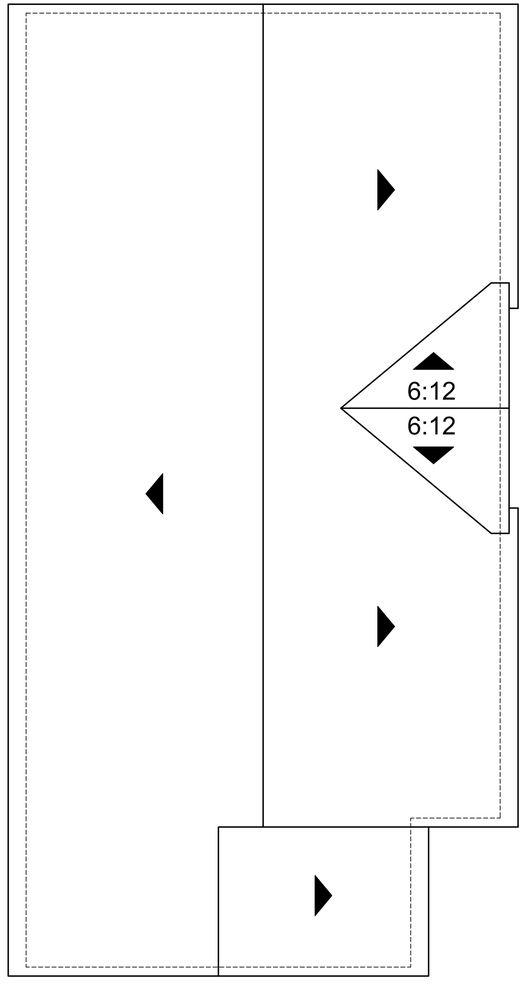
FIRST FLOOR

3 BEDS + LOFT+FLEX / 3 BATHS
4 BEDS + FLEX/ 3 BATHS

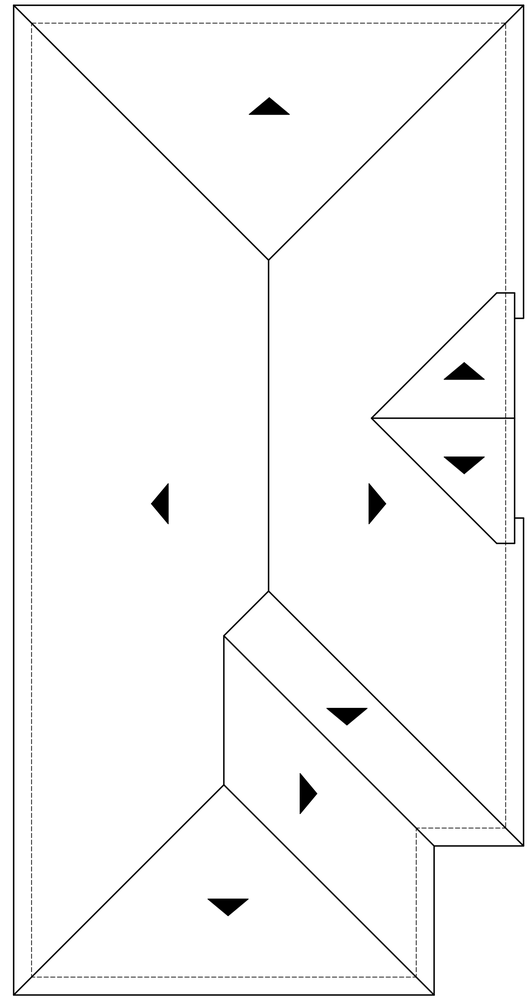
GROSS SF	
1ST FLOOR	839 SQ. FT.
2ND FLOOR	1311 SQ. FT.
TOTAL LIVING	2150 SQ. FT.
GARAGE	489 SQ. FT.



MONTEREY 'C'
PITCH: 4:12 UNO
EAVE: 12" UNO
RAKE: 3" UNO
NO ROOF MOUNTED EQUIPMENT EXCEPT SOLAR PANELS



FARMHOUSE 'B'
PITCH: 5:12 UNO
EAVE: 12" UNO
RAKE: 6" UNO
NO ROOF MOUNTED EQUIPMENT EXCEPT SOLAR PANELS



COTTAGE 'A'
PITCH: 4:12 UNO
EAVE: 12" UNO
RAKE: 6" UNO
NO ROOF MOUNTED EQUIPMENT EXCEPT SOLAR PANELS

COLOR SCHEME 1

COTTAGE



STUCCO BODY | FOAM TRIM
SW7072 ONLINE



FASCIA
SW7009 PEARLY WHITE



ENTRY DOOR
SW6103 TEA CHEST
THERMA-TRU SMOOTH STAR S205



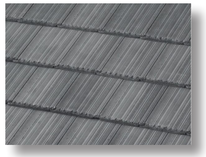
GARAGE DOOR
SW7009 PEARLY WHITE



ALL METALS
SW 6988 BOHEMIAN BLACK



SHUTTERS
SW6103 TEA CHEST



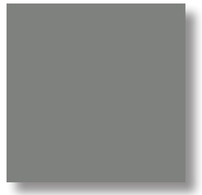
CONCRETE FLAT TILE ROOF
WESTLAKE ROYAL ROOFING SOLUTIONS
SAXONY® 900 SHAKE – CHARCOAL BLEND



GUTTER
SERVICE PARTNERS - HARVEST BROWN

COLOR SCHEME 2

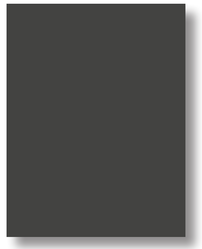
COTTAGE



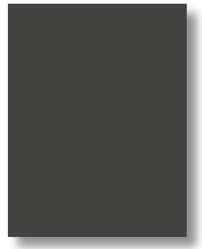
STUCCO BODY | FOAM TRIM
SW7067 CITYSCAPE



FASCIA
SW7009 PEARLY WHITE



ENTRY DOOR
SW7069 IRON ORE
THERMA-TRU SMOOTH STAR S205



GARAGE DOOR
SW7069 IRON ORE



ALL METALS
SW 6988 BOHEMIAN BLACK



SHUTTERS
SW7069 IRON ORE



CONCRETE FLAT TILE ROOF
WESTLAKE ROYAL ROOFING SOLUTIONS
SAXONY® 900 SHAKE – OCEANA BLEND



GUTTER
SERVICE PARTNERS - HARVEST BROWN

COLOR SCHEME 3

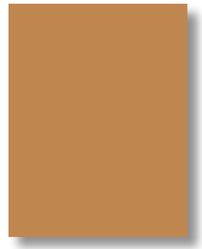
COTTAGE



STUCCO BODY | FOAM TRIM
SW7008 ALABASTER



TRIMS | FASCIA
SW7008 ALABASTER



ENTRY DOOR
SW2817 ROOKWOOD AMBER
THERMA-TRU SMOOTH STAR S205



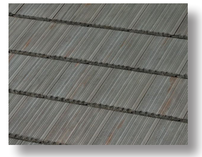
GARAGE DOOR
SW7048 URBANE BRONZE



ALL METALS
SW 6988 BOHEMIAN BLACK



SHUTTERS
SW7048 URBANE BRONZE



CONCRETE FLAT TILE ROOF
WESTLAKE ROYAL ROOFING SOLUTIONS
SAXONY® 900 SHAKE – OCEANA BLEND



GUTTER
SERVICE PARTNERS - HARVEST BROWN

COLOR SCHEMES INDICATE TYPICAL COLOR AND MATERIAL APPLICATION
ALL PAINT TO BE SHERWIN WILLIAMS OR EQUAL
ALL ROOFING TO BE WESTLAKE ROOFING OR EQUAL
(DUE TO VARIATIONS IN COLOR PRINTERS, SEE PAINT CHIPS FOR ACTUAL COLORS)

COLOR SCHEME 4
FARMHOUSE

STUCCO BODY | GABLE END
SW6255 MORNING FOG

SIDING
SW6249 STORM CLOUD

ENTRY DOOR | SHUTTERS
SW7625 MOUNT ETNA
THERMA-TRU SMOOTH STAR S600

GARAGE DOOR
SW7068 GRIZZLE GRAY

TRIM
SW7649 SILVERPLATE

FASCIA | SHUTTERS
SW7674 PEPPERCORN



CONCRETE FLAT TILE ROOF
WESTLAKE ROYAL ROOFING SOLUTIONS
DURALITE 600 SLATE - COBBLESTONE

GUTTER
SERVICE PARTNERS - HARVEST BROWN

COLOR SCHEME 5
FARMHOUSE

STUCCO BODY | GABLE END
SW7008 ALABASTER

SIDING
SW7008 ALABASTER

ENTRY DOOR | SHUTTERS
SW2849 WESTCHESTER GRAY
THERMA-TRU SMOOTH STAR S600

GARAGE DOOR
SW7068 GRIZZLE GRAY

TRIM
SW7008 ALABASTER

FASCIA
SW7674 PEPPERCORN



CONCRETE FLAT TILE ROOF
WESTLAKE ROYAL ROOFING SOLUTIONS
DURALITE 600 SLATE - CHARCOAL BLEND

GUTTER
SERVICE PARTNERS - HARVEST BROWN

COLOR SCHEME 6
FARMHOUSE

STUCCO BODY | GABLE END
SW6254 LAZY GRAY

SIDING
SW7067 CITYSCAPE

ENTRY DOOR
SW6382 CEREMONIAL GOLD
THERMA-TRU SMOOTH STAR S600

GARAGE DOOR
SW7068 GRIZZLE GRAY

TRIM
SW6254 LAZY GRAY

FASCIA | SHUTTERS
SW7674 PEPPERCORN



CONCRETE FLAT TILE ROOF
WESTLAKE ROYAL ROOFING SOLUTIONS
DURALITE 600 SLATE - CHARCOAL BLEND

GUTTER
SERVICE PARTNERS - HARVEST BROWN

COLOR SCHEMES INDICATE TYPICAL COLOR AND MATERIAL APPLICATION
ALL PAINT TO BE SHERWIN WILLIAMS OR EQUAL
ALL ROOFING TO BE WESTLAKE ROOFING OR EQUAL
(DUE TO VARIATIONS IN COLOR PRINTERS, SEE PAINT CHIPS FOR ACTUAL COLORS)

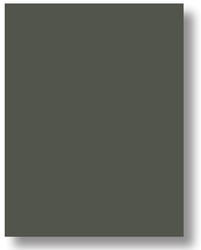
COLOR SCHEME 7
MONTEREY



STUCCO BODY
SW7548 PORTICO



TRIMS | FASCIA
SW9183 DARK CLOVE



ENTRY DOOR
SW7749 LAUREL WOODS
THERMA-TRU SMOOTH STAR S93



GARAGE DOOR
SW9183 DARK CLOVE



ALL METALS
SW 6988 BOHEMIAN BLACK



SHUTTERS
SW7749 LAUREL WOODS

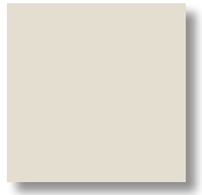


CONCRETE FLAT TILE ROOF
WESTLAKE ROYAL ROOFING SOLUTIONS
DURALITE 600 SLATE - BUCKSKIN



GUTTER
SERVICE PARTNERS - HARVEST BROWN

COLOR SCHEME 8
MONTEREY



STUCCO BODY
SW7011 NATURAL CHOICE



TRIMS | FASCIA
SW9172 STUDIO CLAY



ENTRY DOOR
SW7675 SEALSKIN
THERMA-TRU SMOOTH STAR S93



GARAGE DOOR
SW9172 STUDIO CLAY



ALL METALS
SW 6988 BOHEMIAN BLACK



SHUTTERS
SW7675 SEALSKIN

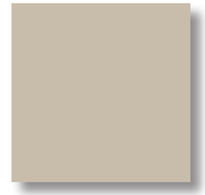


CONCRETE FLAT TILE ROOF
WESTLAKE ROYAL ROOFING SOLUTIONS
DURALITE 600 SLATE - TAHOE BLEND

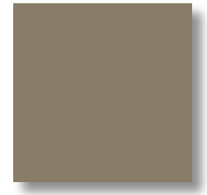


GUTTER
SERVICE PARTNERS - HARVEST BROWN

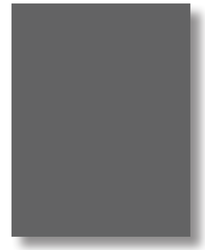
COLOR SCHEME 9
MONTEREY



STUCCO BODY
SW9173 SHIITAKE



TRIMS | FASCIA
SW7039 VIRTUAL TAUPE



ENTRY DOOR
SW7674 PEPPERCORN
THERMA-TRU SMOOTH STAR S93



GARAGE DOOR
SW7039 VIRTUAL TAUPE



ALL METALS
SW 6988 BOHEMIAN BLACK



SHUTTERS
SW7674 PEPPERCORN



CONCRETE FLAT TILE ROOF
WESTLAKE ROYAL ROOFING SOLUTIONS
DURALITE 600 SLATE - BUCKSKIN



GUTTER
SERVICE PARTNERS - HARVEST BROWN

COLOR SCHEMES INDICATE TYPICAL COLOR AND MATERIAL APPLICATION
ALL PAINT TO BE SHERWIN WILLIAMS OR EQUAL
ALL ROOFING TO BE WESTLAKE ROOFING OR EQUAL
(DUE TO VARIATIONS IN COLOR PRINTERS, SEE PAINT CHIPS FOR ACTUAL COLORS)



TREE SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY	REMARKS
TREES					
	GREVILLEA ROBUSTA SILK OAK	36" BOX	L	4	
	LOPHOSTEMON CONFERTUS BRISBANE BOX	24" BOX	M	20	
	PODOCARPUS GRACILIOR FERN PINE	24" BOX	M	12	
	QUERCUS AGRIFOLIA COAST LIVE OAK	36" BOX	L	6	

WATER EFFICIENT LANDSCAPE WORKSHEET

PROJECT: EASTVALE 3 CONCEPTUAL LANDSCAPE PLAN - OVERALL DATE: 11/13/2024

This w orksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 54.7

Conversion Factor 0.62

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
Low water use plantings	0.3	Drip	0.81	0.37	23323	8638	292,954
Medium water use plantings	0.5	Drip	0.81	0.62	15549	9598	325,512
High water use turf	0.7	Drip	0.81	0.86		0	0
Low use plantings	0.3	Rotary Nozzles or Rotors	0.75	0.40	0	0	0
Med use plantings	0.5	Rotary Nozzles or Rotors	0.75	0.67	0	0	0
High water use turf	0.7	Rotary Nozzles or Rotors	0.75	0.93	0	0	0
				TOTALS	**38,872**	**18236**	**618,466**
Special Landscape Areas							
Turf areas parks				1	0	0	0
Irrigated w/ recycled water				1	0	0	0
Water features				1	0	0	0
				TOTALS	**0**	**0**	**0**
						ETWU Total (Gallons/year)	**618,466**
				Maximum Allowed Water Allowance (MAWA)[e] (Gallons/year)			**725,068**

MAWA

ETAF for residential areas is .55 or .45 for commercial areas

MAWA =	ETO *	Conv Factor *	((ETAF	*	LA)	+	(1-ETAF)	*	SLA))
	54.7	0.62	0.55		38,872		0.45		0
MAWA=	**725,068**								

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	18,236
Total Area	38,872
Average ETAF	**0.47**

All Landscape Areas	
Total ETAF x Area	18,236
Total Area	38,872
Sitewide ETAF	**0.47**

A verage E T A F for R egular L andscape A reas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

LANDSCAPE CONCEPT NOTE:

THIS LANDSCAPE WILL CONSIST OF CALIFORNIA-FRIENDLY, LOW AND MEDIUM WATER USE PLANT MATERIAL. ALL PLANTS HAVE BEEN CHOSEN FROM THE LOW OR MEDIUM WATER USE CATEGORY ACCORDING TO WUCOLS. PLANTS HAVE BEEN CHOSEN TO CREATE A UNIFORM THEME ACROSS THE SITE CONSISTING OF MEDITERRANEAN AND CALIFORNIA FRIENDLY PLANT MATERIAL. MAINTENANCE AND LONGEVITY OF PLANT MATERIAL HAS BEEN TAKEN INTO CONSIDERATION. ROOT PANELS AND BARRIERS WILL BE UTILIZED ON ALL TREES NECESSARY, CONSISTENT WITH ALL STANDARDS AND SPECIFICATIONS. A 3" LAYER OF BARK MULCH WILL BE USED IN ALL LANDSCAPE AREAS. ALL LANDSCAPE AREAS WILL CONFORM TO ALL CURRENT LANDSCAPE GUIDELINES.

IRRIGATION CONCEPT NOTE:

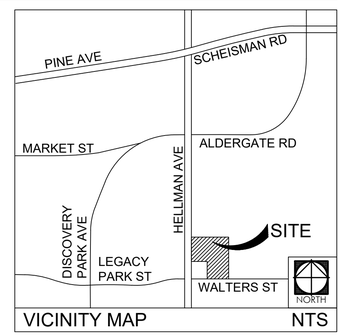
THE IRRIGATION DESIGN WILL INCORPORATE THE LATEST IN SMART IRRIGATION TECHNOLOGIES. ALL NEW LANDSCAPE AREAS WILL INCLUDE HIGH EFFICIENCY, LOW WATER USE IRRIGATION EQUIPMENT AND METHODS. A SMART IRRIGATION CONTROLLER WITH A RAIN SHUT OFF DEVICE WILL ALSO BE INCORPORATED. BARK MULCH WILL BE USED TO RETAIN MOISTURE AND REDUCE EVAPORATION AND AN IRRIGATION SCHEDULE WILL BE PROVIDED TO PROGRAM THE CONTROLLER. TWO IRRIGATION SCHEDULES SHALL BE PREPARED, ONE FOR PLANT ESTABLISHMENT AND ONE FOR MAINTENANCE. ALL NEW IRRIGATION SYSTEMS WILL COMPLY WITH ALL CURRENT LANDSCAPE GUIDELINES.

ACCENT SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPACING
	Anigozanthos x Big Red	Big Red Kangaroo Paw	5 Gal	L	48" oc
	Westringia fruticosa 'Mundi'	Mundi Coast Rosemary	5 Gal	L	36" oc
	Westringia fruticosa	Coast Rosemary	5 Gal	L	36" oc
	Muhlenbergia dubia	Pine Muhly	5 Gal	L	24" oc
	Cistus salviifolious	Rockrose	5 Gal	L	36" oc
	Leonitis leonurus	Lion's Ear	5 Gal	L	36" oc
	Dietes bicolor	Fortnight Lily	5 Gal	M	36" oc
	Lavandula stoechas	Spanish Lavander	5 Gal	L	36 " oc
	Rhaphiolepis indica 'clara'	Indian Hawthorn	5 Gal	M	24" oc
	Callistemon 'Little John'	Little John	5 Gal	L	36" oc
	Nandina domestica	Heavenly Bamboo	5 Gal	M	36" oc
	Convolvulus cneorum	Bush Morning Glory	5 Gal	L	24" oc
	Juncus patens	California Gray Rush	5 Gal	L	24" oc
	Olea europaea 'Little Ollie'	Little Ollie	5 Gal	L	48" oc
	Hesperaloe parviflora	Red Yucca	5 Gal	L	36" oc
BACKGROUND/ SCREENING SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	
	Leucophyllum frutescens `Compacta`	Compact Texas Ranger	5 Gal	L	48" oc
	Laurus nobilis	Sweet Bay	5 Gal	L	48" oc
	Rhamnus califonica	Coffeeberry	5 Gal	L	60" oc
	Ligustrum japonicum	Japanese Privet	5 Gal	M	60" oc
	Xylosma congestum	Shiny Xylosma	5 Gal	M	60" oc
	Prunus caoroliniana 'Bright 'N Tight'	Bright 'N Tight Laurel	5 Gal	M	60" oc
SPREADING GROUNDCOVERS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPACING
	Baccharis pilularis `Pigeon Point`	Dwarf Coyote Brush	1 Gal	L	48" oc
	Lonicera japonica 'Halliana'	Halls Japanese Honeysuckle	1 Gal	L	48" oc
	Myoporum parvifolium	Creeping Myoporum	1 Gal	L	48" oc
	Senecio mandraliscae	Blue Chalksticks	1 Gal	L	48" oc
	Carex divulsa	Berkeley Sedge	1 Gal	L	24" oc
	Carissa macrocarpa 'Green Carpet'	Green Carpet Natal Plum	1 Gal	L	48" oc

PERIMETER LANDSCAPE	SQUARE FEET
	3,030

SHEET INDEX

SHEET L-1 : OVERALL LANDSCAPE PLAN
SHEET L-2 : TYPICAL FRONT YARD PLAN
SHEET L-3 : WALL AND FENCE PLAN
SHEET L-4: SECTION A
SHEET L-5: SECTION B
SHEET L-6: SECTION C
SHEET L-7: SECTION D
SHEET L-8: SECTION E
SHEET L-9: SECTION F
SHEET L-10: SECTION G
SHEET L-11: PLANT IMAGERY
SHEET L-12: PLANT IMAGERY



L-1 NORTH 0' 30' 60' 90'

EASTVALE 3

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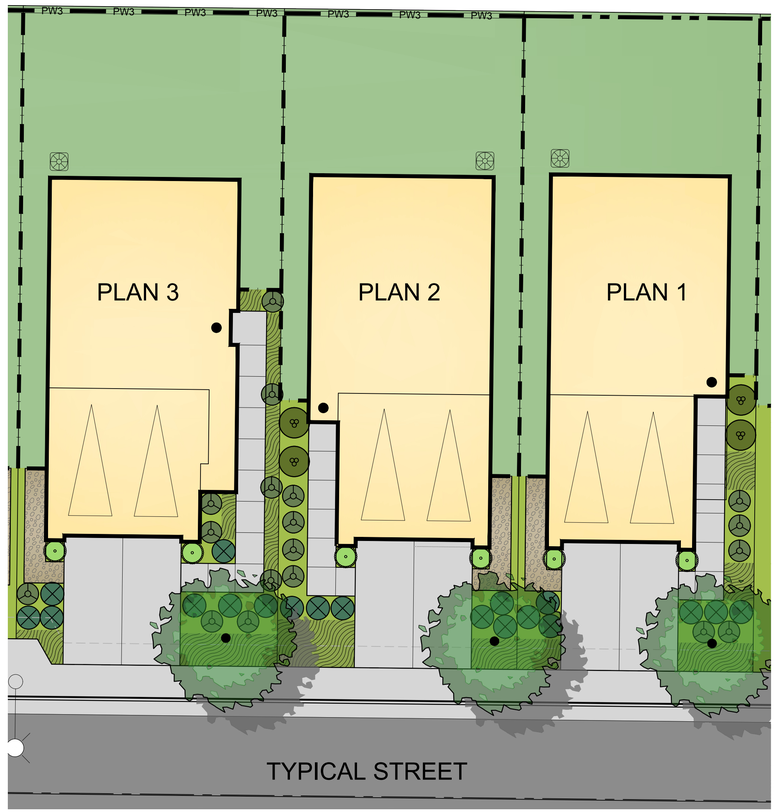
OVERALL LANDSCAPE PLAN

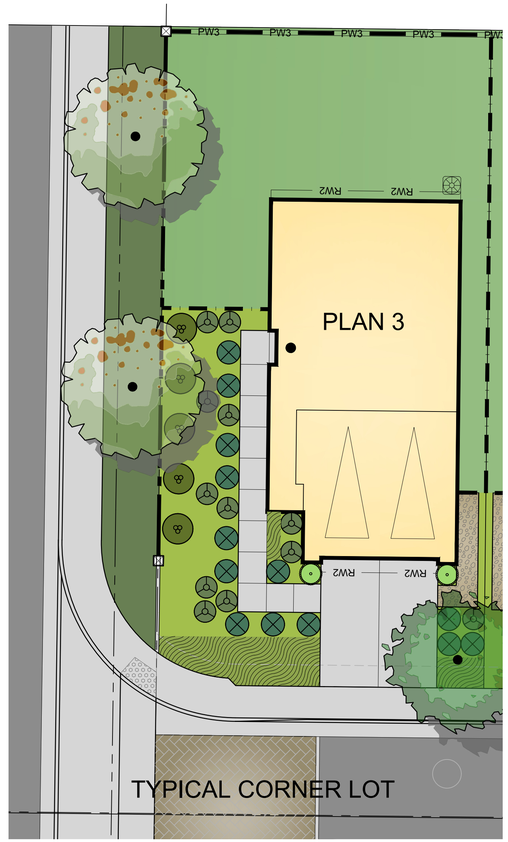
PREPARED FOR REGENT LAND COMPANY

1968 SOUTH COAST HWY, SUITE 3043 LAGUNA BEACH, 92618

4/7/2026

FRONT YARD SHRUB LEGEND					
	ELEVATION STYLE	SCIENTIFIC NAME	COMMON NAME	SIZE / SPACING	WUCOLS
BACKGROUND SHRUBS					
	Elevation 1	Xylosma congestum	Shiny Xylosma	5 Gal @ 60" O.C.	M
	Elevation 2	Rhamnus califonica	Coffeeberry	5 Gal @ 60" O.C.	L
	Elevation 3	Ligustrum japonicum 'Texanum'	Waxleaf Privet	5 Gal @ 48" O.C.	M
MID-GROUND SHRUBS					
	Elevation 1	Cistus salviifolius	Rockrose	5 Gal @ 36" O.C.	L
	Elevation 2	Agave Attenuata	Fox Tail Agave	5 Gal @ 36" O.C.	L
	Elevation 3	Lavandula stoechas	Spanish Lavender	5 Gal @ 36" O.C.	L
MID GROUND LOW SPREADING SHRUB					
	Elevation 1	Carissa m. 'Green Carpet'	Natal Plum	1 Gal @ 60" O.C.	M
	Elevation 2	Baccharis Pigeon Point	Dwarf Coyote Brush	1 Gal @ 60" O.C.	L
	Elevation 3	Westringia Mundi	Mundi Westringia	1 Gal @ 60" O.C.	L
ACCENT UPRIGHT COLUMN - TO BE SPOTTED IN THE FIELD PRIOR TO PLANTING BY LANDSCAPE ARCHITECT 2 PER LOT					
	Elevation 1	Podocarpus e. 'Monmal'	Blue Ice Yellow wood	5 Gal	M
	Elevation 2	Prunus caroliniana 'Bright 'N Tight'	Bright 'N Tight Laurel	5 Gal	M
	Elevation 3	Laurus Nobilis	Sweet Bay (Column Form)	5 Gal	L
GROUNDCOVERS					
	Elevation 1	Lonicera japonica 'Halliana'	Halls Japanese Honeysuckle	Flats @ 18" O.C.	L
	Elevation 2	Myoporum Parvifolium Pink	Pink myoporum	Flats @ 18" O.C.	L
	Elevation 3	Senecio mandraliscae	Blue Chalksticks	Flats @ 18" O.C.	L
HARDSCAPE					
	Decorative Gravel	Copper Canyon	Size: 3/4"	Southwest Boulder & Stone	





FRONT YARD QUANTITY CALCULATIONS
50% OF FRONT LANDSCAPE AREA TO MEET FOLLOWING PARAMETERS:
1 SHRUB PER 25 SQUARE FEET OF PLANTING AREA
60% 5 GALLON SHRUBS OR PER 100 SQUARE FEET
40% 1 GALLON SHRUBS
1 - 15 GALLON TREE PER LOT LOT

GENERAL PLANTING NOTES:

1. ALL TREES STANDARD UNLESS OTHERWISE INDICATED IN LEGEND.
2. ALL TREES WITHIN 6' OF HARDSCAPE TO BE INSTALLED WITH ROOT BARRIERS. ROOT BARRIERS SHALL NOT ENCIRCLE THE TREE ROOTBALL BUT SHALL BE LOCATED AT EDGE OF HARDSCAPE AND EXTEND BEYOND CENTER OF TREE A MINIMUM OF 5 FT IN EACH DIRECTION.
3. 3" LAYER OF BARK MULCH WILL BE USED IN ALL SHRUB AREAS; 1 1/2" THICK MULCH LAYER FOR GROUND COVER FROM ROOTED CUTTINGS.
4. ORDINANCES 348 & 460 - TREES STAKED WITH 2-3 STAKES AND SIX TREE TIES (RUBBER CINCH TIES - NO WIRE). USE A TRIPLE STAKING WITH 3" DIAMETER STAKED IN HIGH WIND AREAS.
5. STREE TREES TO BE LOCATED CLEAR OF UTILITY LINES, EQUIPMENT & STREET LIGHTS IDENTIFIED IN ON-SITE REVIEW PER LOT.
6. STREET TREES ARE TO BE 20' AWAY FROM STREET LIGHTS.
7. THERE ARE NO STORMWATER BMP'S PROVIDED ON THESE PLANS.
8. ALL ABOVE-GROUND UTILITIES TO BE SCREENED WITH PLANT MATERIAL.
9. THERE IS NO SPECIAL LANDSCAPING PER ORDINANCE 859.3 SECTION 3 ON THESE PLANS.
10. WUCOLS ZONE IS ZONE 4.
11. TURFGRASS IS NOT ALLOWED

EASTVALE 3

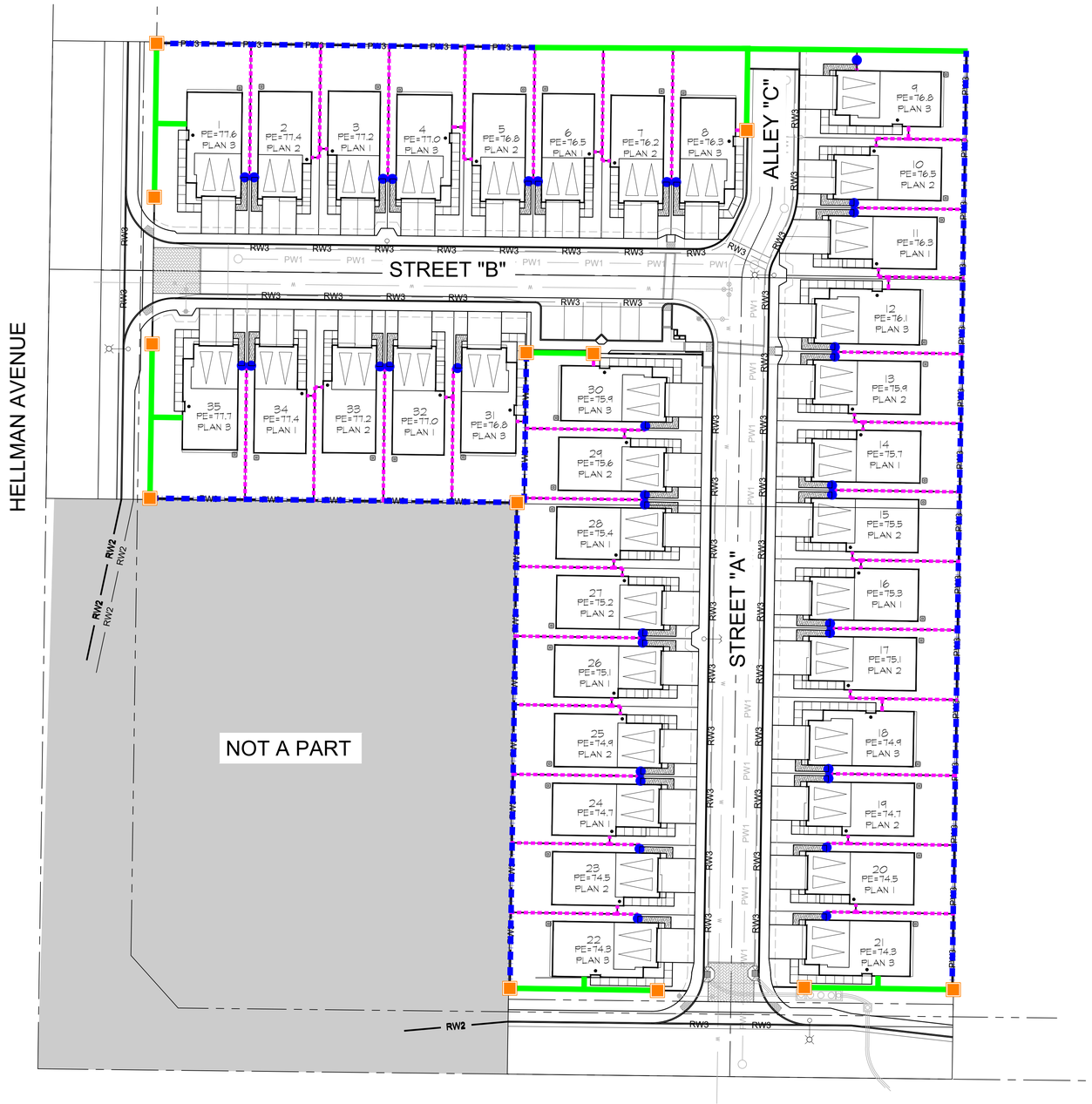
L-2

0' 10' 20' 30'

TYPICAL FRONT YARD PLAN

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4/7/2026

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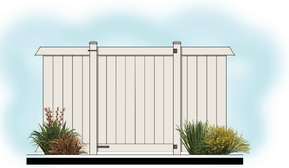


WALL AND FENCE LEGEND	
CODE/SYMBOL	DESCRIPTION
W-01	6'-0" TALL SPLIT-FACE BLOCK WALL W/ PRECISION BLOCK CAP, COLOR TAN
W-02	6'-6" TALL SPLIT-FACE BLOCK PILASTER W/ PRECISION BLOCK CAP
W-03	6'-6" TALL ENTRY MONUMENT WALL
W-04	6'-0" TALL VINYL FENCE W/ VINYL GATE
W-05	3'-0" WIDE VINYL GATE
W-06	RETAINING WALL VARIES PER CIVIL PLAN

WALL AND FENCE ELEVATIONS



WALL: W-01
PILASTER: W-02
6'-0" TALL PERIMETER WALL AND PILASTER



FENCE: W-04
GATE: W-05
6'-0" TALL VINYL FENCE W/ VINYL GATE



WALL: W-03
PILASTER: W-02
6'-6" TALL ENTRY MONUMENT WALL

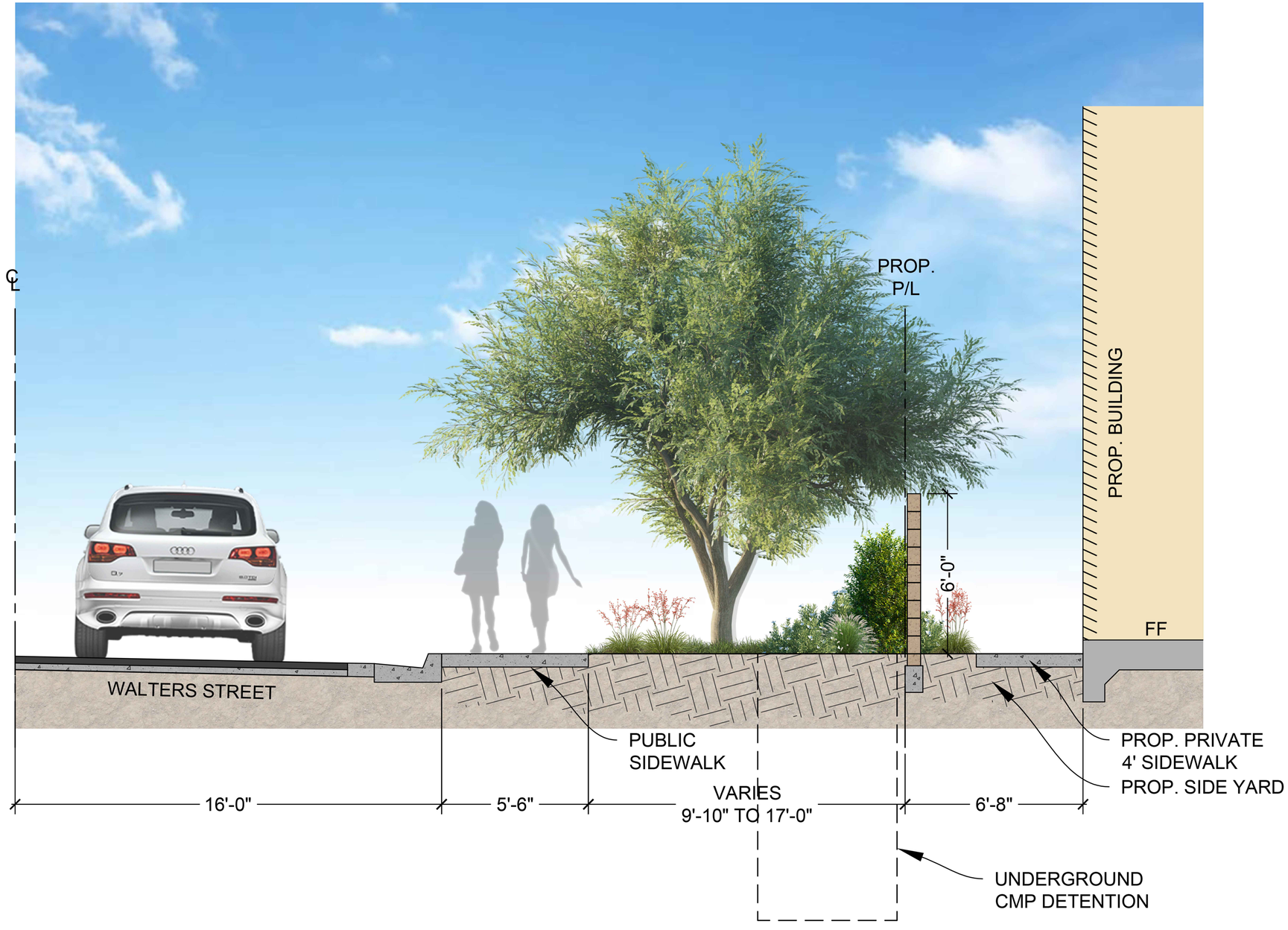
EASTVALE 3

L-3 NORTH 0' 30' 60' 90'

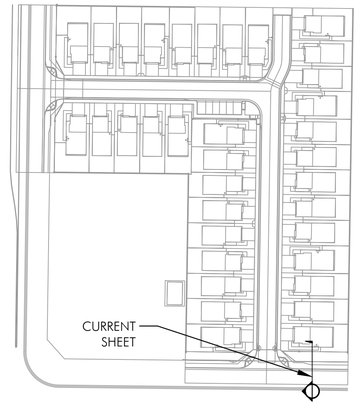
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WALL & FENCE PLAN

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4/7/2026



INDEX MAP NTS



1/2" = 1'-0"

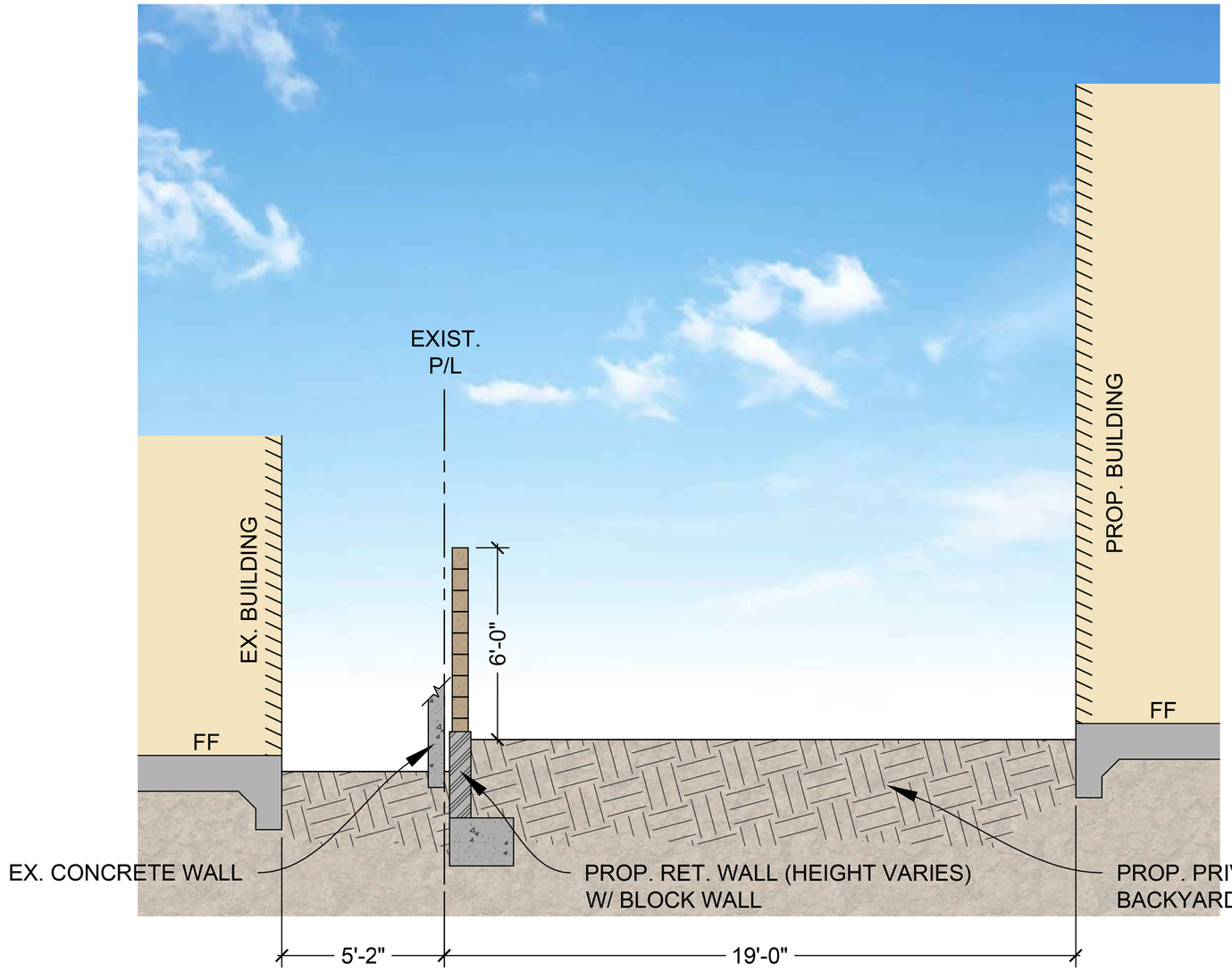
L-4 NORTH 0' 1' 2' 4' 6'

EASTVALE 3

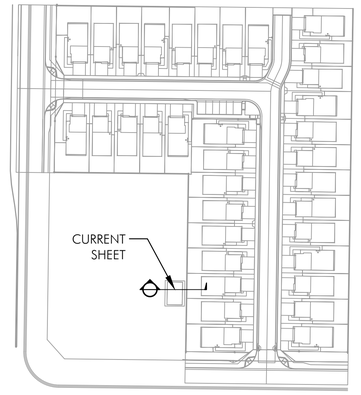
SECTION A

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1/2" = 1'-0"

L-5 NORTH

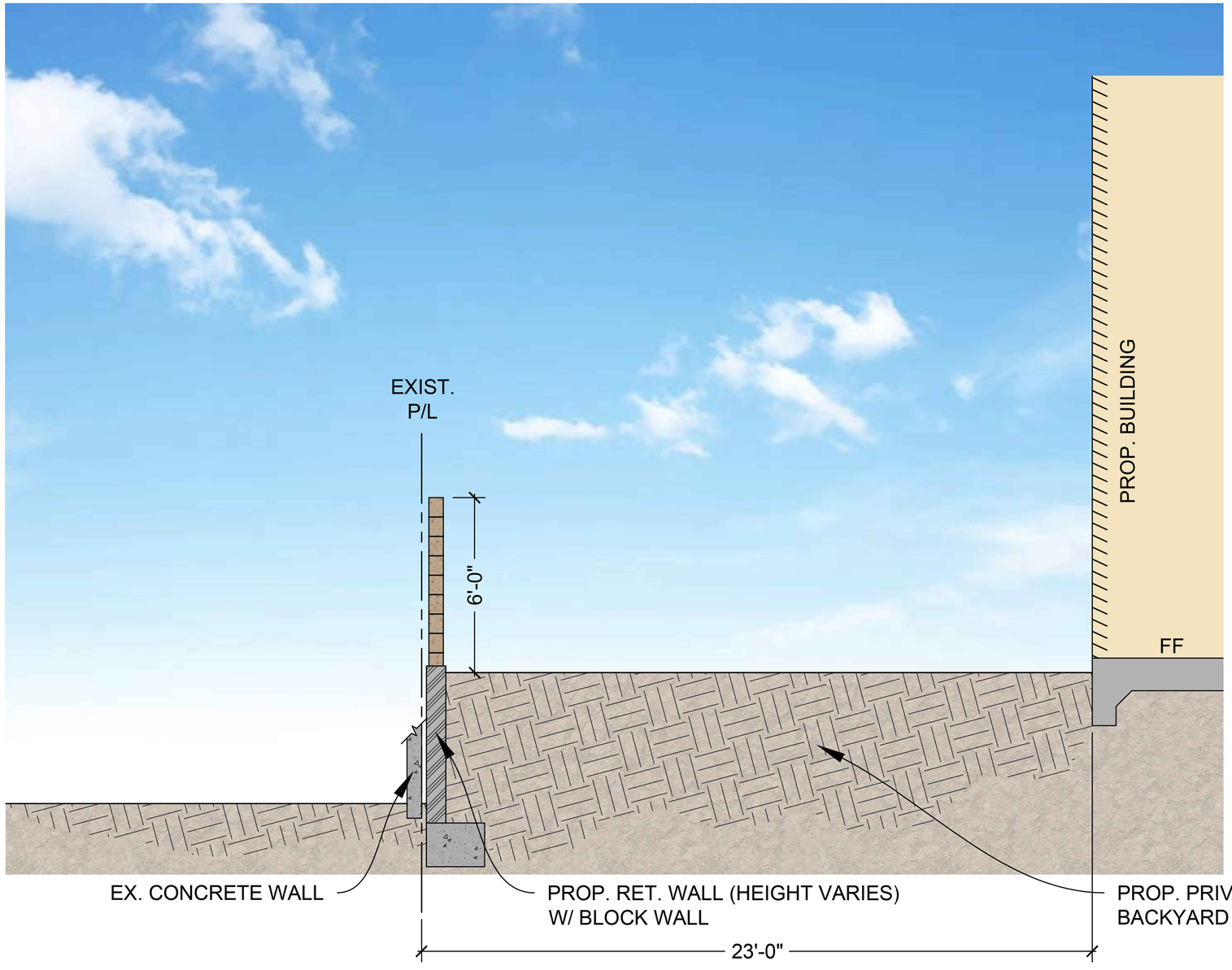
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EASTVALE 3

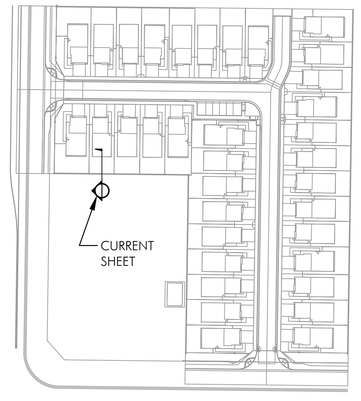
SECTION B

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1/2" = 1'-0"

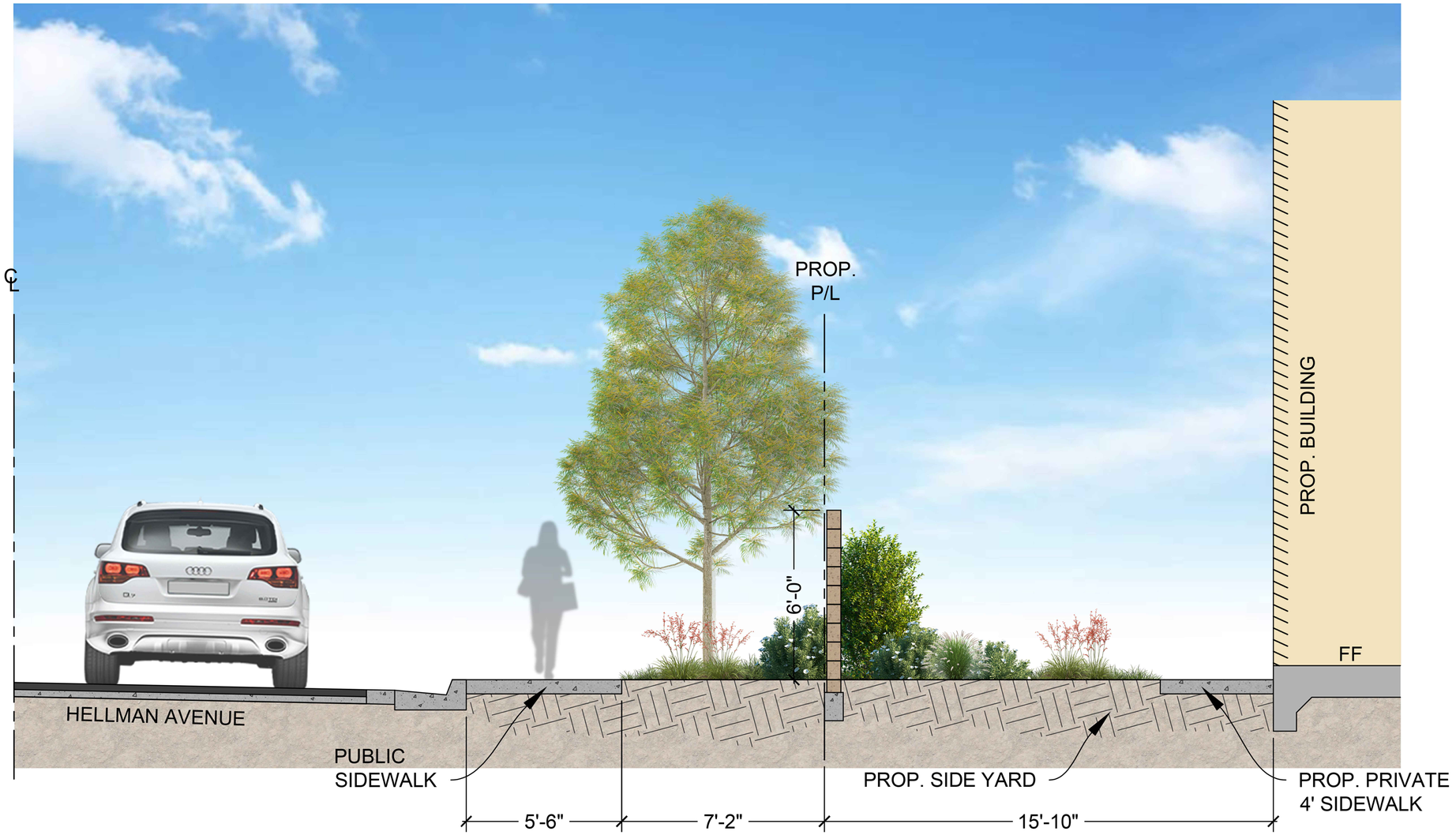
L-6 NORTH 0' 1' 2' 4' 6'

EASTVALE 3

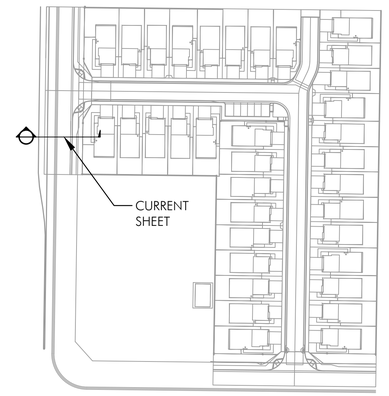
SECTION C

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4/7/2026

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1/2" = 1'-0"

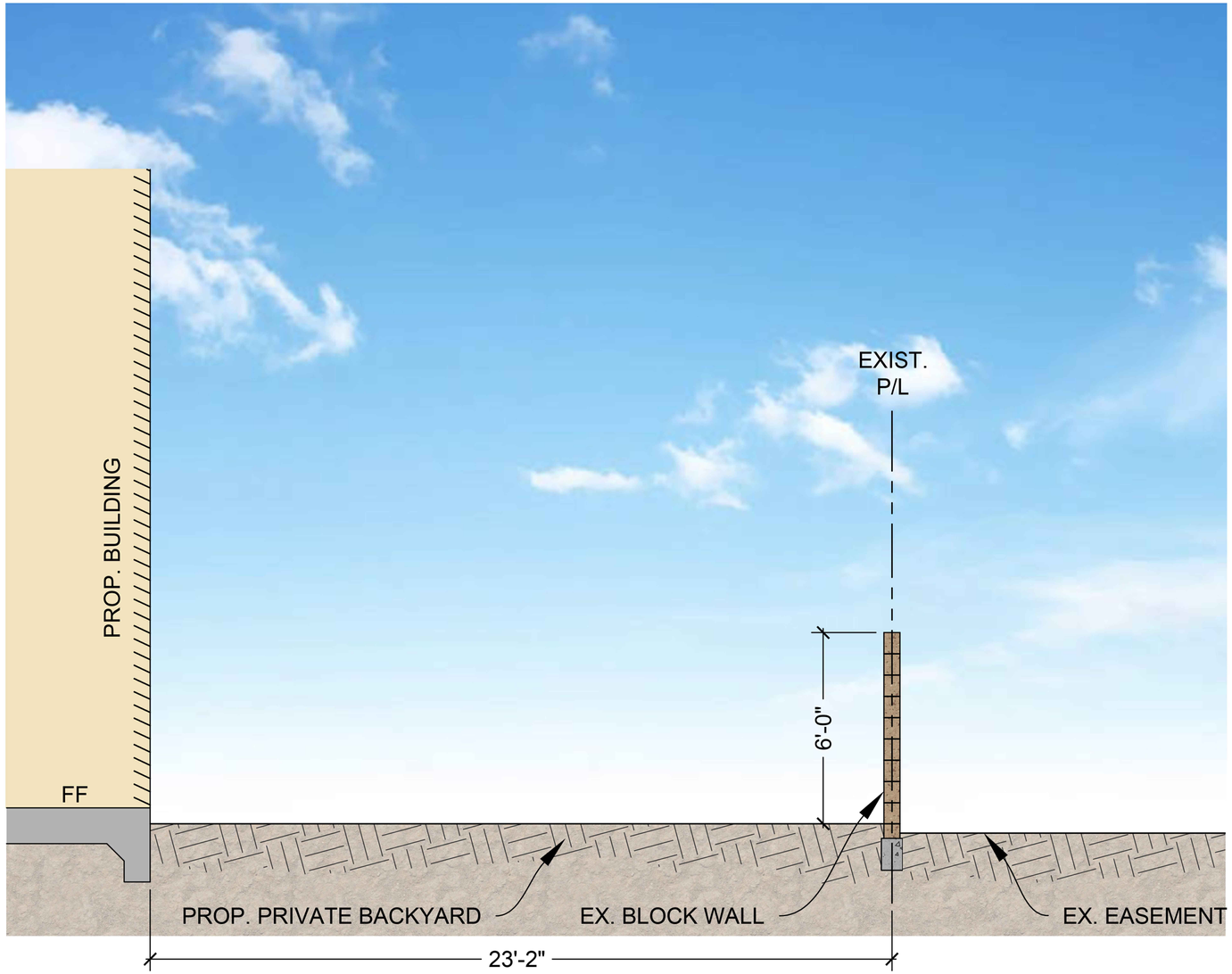
L-7 NORTH 0' 1' 2' 4' 6'

EASTVALE 3

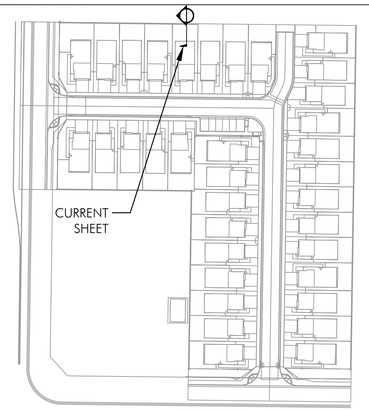
SECTION D

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4/7/2026

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INDEX MAP NTS



1/2" = 1'-0"

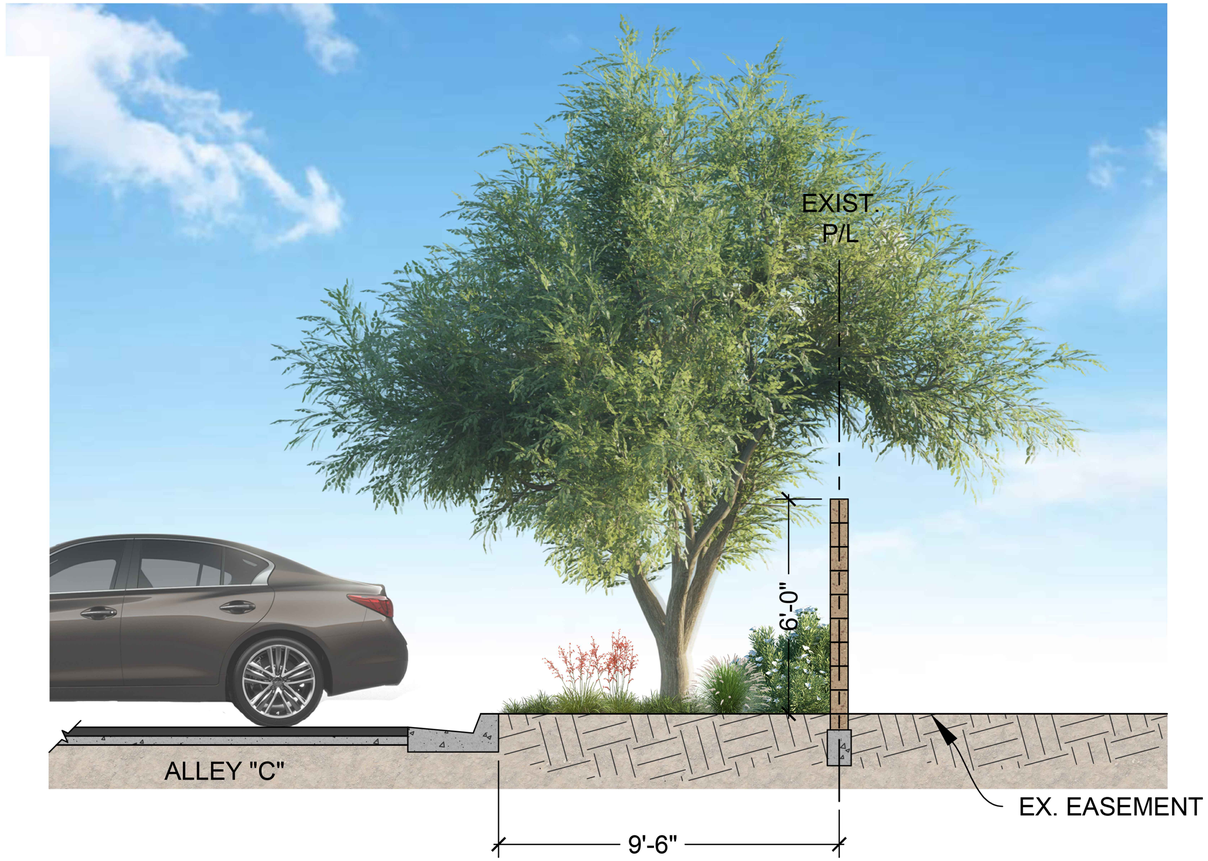
L-8 NORTH 0' 1' 2' 4' 6'

EASTVALE 3

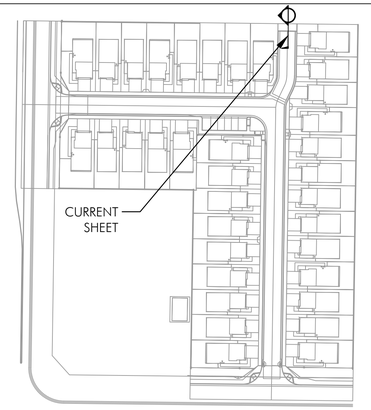
SECTION E

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1/2" = 1'-0"

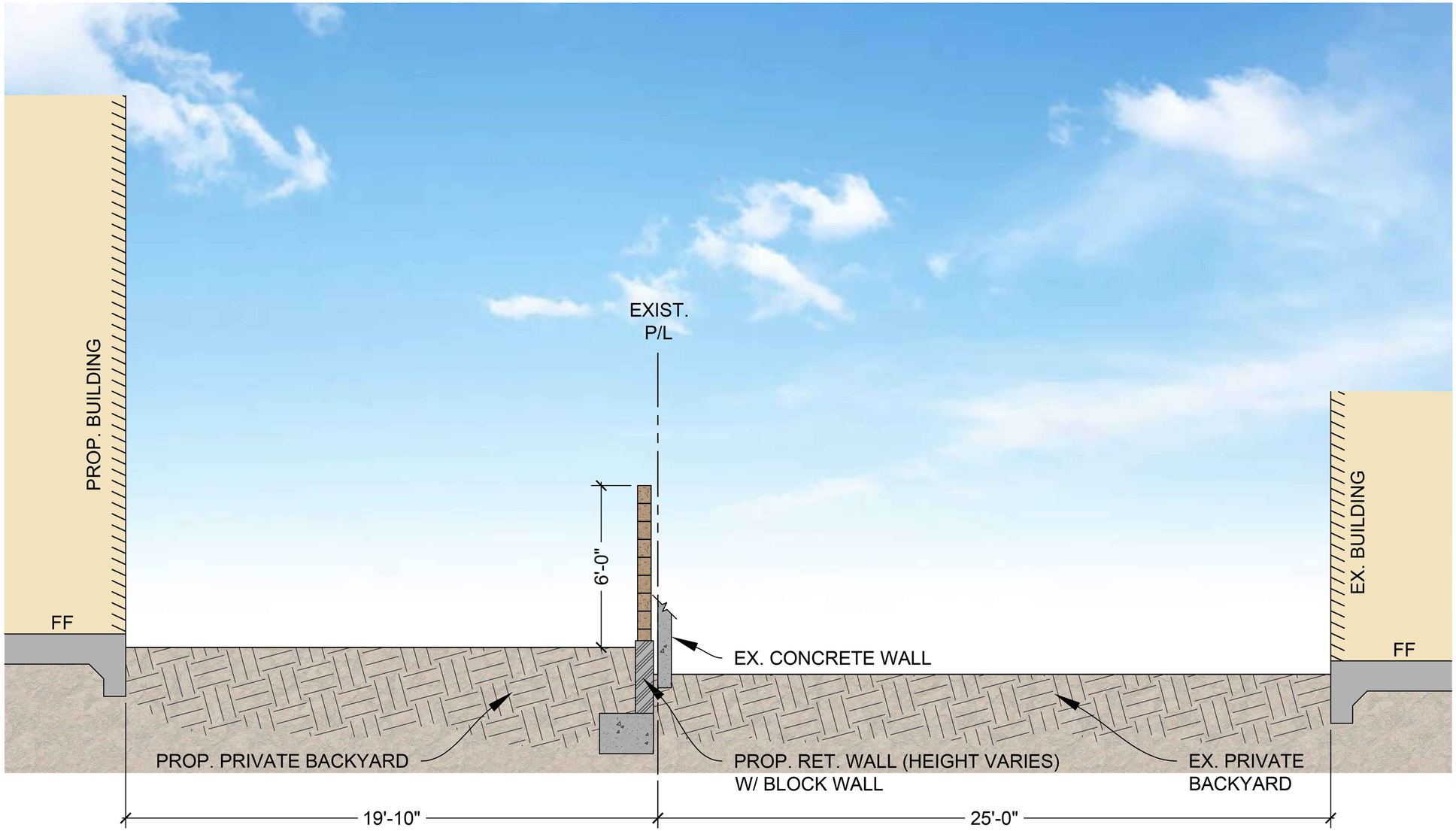
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EASTVALE 3

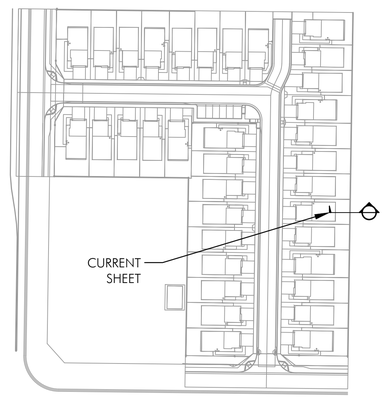
SECTION F

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INDEX MAP NTS



1/2" = 1'-0"

L-10 NORTH

0' 1' 2' 4' 6'

EASTVALE 3

SECTION G

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TREES



GREVILLEA ROBUSTA
SILK OAK



LOPHOSTEMON CONFERTUS
BRISBANE BOX



PODOCARPUS GRACILIOR
FERN PINE



QUERCUS AGRIFOLIA
COAST LIVE OAK

ACCENT SHRUBS



ANIGOZANTHOS X BIG RED
BIG RED KANGAROO PAW



WESTRINGIA FRUTICOSA 'MUNDI'
MUNDI COAST ROSEMARY



WESTRINGIA FRUTICOSA
COAST ROSEMARY



MUHLENBERGIA DUBIA
PINE MUHLY



CISTUS SALVIIFOLIOUS
ROCKROSE



LEONOTIS LEONURUS
LION'S EAR



DIETES BICOLOR
FORTNIGHT LILY



LAVANDULA STOECHAS
SPANISH LAVENDER



RHAPHIOLEPIS INDICA 'CLARA'
INDIAN HAWTHORN



CALLISTEMON 'LITTLE JOHN'
LITTLE JOHN



NANDINA DOMESTICA
HEAVENLY BAMBOO



CONVOLVULUS CNEORUM
BUSH MORNING GLORY



JUNCUS PATENS
CALIFORNIA GRAY RUSH



OLEA EUROPAEA 'LITTLE OLLIE'
LITTLE OLLIE



HESPERALOE PARVIFLORA
RED YUCCA

EASTVALE 3

L-11

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PLANT IMAGERY

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4/7/2026

BACKGROUND/SCREENING SHRUBS



LEUCOPHYLLUM FRUTESCENS 'COMPACTA'
COMPACT TEXAS RANGER



LAURUS NOBILIS
SWEET BAY



RHAMNUS CALIFONICA
COFFEBERRY



LIGUSTRUM JAPONICUM
JAPANESE PIVOT



XYLOSMA CONGESTUM
SHINY XYLOSMA



PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT'
BRIGHT 'N TIGHT LAUREL

SPREADING GROUNDCOVERS



BACCHARIS PILULARIS 'PIGEON POINT'
DWARF COYOTE BUSH



LONICERA JAPONICA 'HALLIANA'
HALLS JAPANESE HONEYSUCKLE



MYOPORUM PARVIFOLIUM
CREEPING MYOPORUM



SENECIO MANDRALISCAE
BLUE CHALKSTICKS



CAREX DIVULSA
BERKELEY SEDGE



CARISSA MACROCARPA 'GREEN CARPET'
GREEN CARPET NATAL PLUM

EASTVALE 3

L-12

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PLANT IMAGERY

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4/7/2026

CEQA EXEMPTION DETERMINATION REPORT

PLN25-20102 – Eastvale 3 Project

7500 Hellman Avenue
(APNs 144-070-016,-017, -018, and -020)

Project Proponent:
Warmington Residential
Brian Taylor

Lead Agency:
CITY OF EASTVALE
Community Development Department
12363 Limonite Avenue, Suite 910
Eastvale, CA 91752

April 2026

Michael Baker INTERNATIONAL

1 INTRODUCTION

This Exemption Determination Report has been prepared pursuant to the requirements of the California Environmental Quality Act (CEQA) (California Public Resources Code, Sections 21000, et seq.) and the CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, et seq.).

CEQA Guidelines Section 15183, *Projects Consistent with a Community Plan or Zoning*, exempts from additional environmental review any project that is consistent with either the development density established by existing zoning, a community plan, or an existing general plan, for which an Environmental Impact Report (EIR) was previously certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.

Pursuant to CEQA Guidelines Section 15183, a project cannot be exempt from CEQA if:

- project-specific impacts "peculiar" to the project or its site exist;
- there is a significant impact not evaluated in the prior EIR on the plan or zoning; and/or
- previously identified impacts are found to be more severe based on new information not known when the prior EIR was certified.

Further, Section 15183(c) of the CEQA Guidelines states, "If an impact is not peculiar to the parcel or to the project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards … then an additional EIR need not be prepared for the project solely on the basis of that impact."

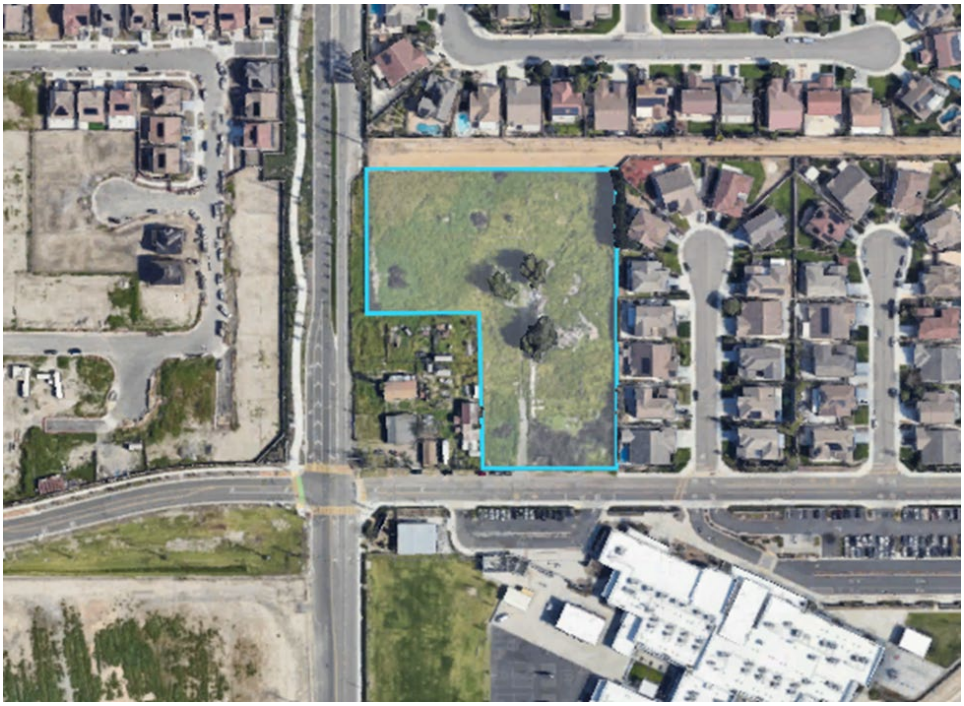
On March 27, 2024, the City of Eastvale (City) Council adopted the Eastvale General Plan 2040 (General Plan; City of Eastvale 2024a) and certified the Final EIR for the General Plan (State Clearinghouse No. 2022080090). The intent of this report is to document that: (1) implementation of the proposed PLN25-20102 project (project) would not result in impacts that are peculiar to the project site; and (2) there would be no new or more severe impacts to the environment beyond what was previously evaluated and disclosed by the General Plan EIR. Accordingly, the proposed project would not trigger expanded environmental review, beyond this Section 15183 Exemption Report.

2 PROJECT DESCRIPTION

2.1 Project Location

The 3.57-acre project site is located at the northeast corner of Walters Street and Hellman Avenue, at 7500 Hellman Avenue (Assessor's Parcel Numbers [APNs] 144-070-016, 144-070-017, 144-070-018, and 144-070-020). The project site is currently vacant and is surrounded by single-family residential development to the north and east, with Walters Street and Rondo Elementary School of Discovery located to the south, and residential development and Hellman Avenue to the west; refer to Figure 1, *Project Site*.

FIGURE 1: PROJECT SITE



2.2 Project Characteristics

The project site is zoned as Heavy Agriculture (A-2) and is designated as Chandler Policy Area (CH-PA), which allows for a density of 5-8 dwelling units per acre (du/ac). The project proposes a 35-dwelling unit two-story detached single family residential development. The residences would include three to four bedrooms, two drive-in onsite parking spaces, and two driveway spaces for each unit. The project also proposes six shared parking spaces. Additional improvements include the development of underground detention facilities along the site's southern boundary, roads, and associated infrastructure (electrical, water, sewer, etc.). The project site provides two access points, one from Walters Street and one from Hellman Avenue. Refer to Appendix A, *Project Site Plan*, for the proposed layout of the project features.

Six percent (2 units) of the base density (29 units) would be designated as very low-income affordable units. Because of this provision of very low-income affordable units, the project is allowed a 22.5 percent density bonus per State Density Bonus Law (3.57 acres x 8 du/ac = 29 dwelling units [base density]; 29 dwelling units x 22.5 percent density bonus = 36 dwelling units). At the proposed 35 units, the project's density would be 9.8 du/ac, which exceeds the density allowed by the CH-PA (5-8 du/ac), however the additional units are permitted under State law regardless of the site's land use and zoning designation, along with any related concessions, incentives, and/or waivers needed to accommodate the bonus units.

3 ENVIRONMENTAL ANALYSIS

This section includes a discussion of the proposed project's consistency with the General Plan EIR, per CEQA Guidelines Section 15183. This analysis is based on a desktop review of the project site and project-specific technical studies. This section includes a brief discussion of environmental impacts that would be similar to those disclosed in the General Plan EIR, as well as a more detailed analysis of potential project impacts that could be site specific, including biological resources, cultural and tribal cultural resources, paleontological resources, geology and soils, and hazards and hazardous materials.

3.1 Environmental Topics Considered but Not Discussed Further

The following topics were considered but no peculiar impacts, and no new or more severe impacts beyond what was previously evaluated and disclosed by the General Plan EIR, were identified. As a result, there is no further discussion about these issues in this document.

- **Air Quality:** Because the proposed project would be consistent with the development density allowed on the project site by the General Plan upon application of the State Density Bonus Law, neither construction nor operation of the proposed 35-unit residential project would result in air quality impacts that are peculiar or more severe than those disclosed in the General Plan EIR.

- **Energy and Greenhouse Gases:** Because the proposed project would be consistent with the development density allowed on the project site by the General Plan upon application of the State Density Bonus Law, neither construction nor operation of the proposed 35-unit residential project would result in energy or greenhouse gas impacts that are peculiar or more severe than those disclosed in the General Plan EIR.

- **Hydrology and Water Quality:** The project contractor would be required to comply with federal, state, and local regulations to ensure the proposed project would not result in construction-related hydrology or water quality impacts that are peculiar or more severe than those disclosed in the General Plan EIR. Additionally, implementation of a project-specific stormwater management plan would ensure that project operation would not result in peculiar or more severe operational impacts than those disclosed in the General Plan EIR.

- **Land Use and Planning:** With approval of the project applicant's density bonus waivers, which are allowable due to the provision of very low-income residential units, the proposed project would be consistent with the development density allowed on the project site by the General Plan. Therefore, the proposed project would not result in land use and planning impacts that are peculiar or more severe than those disclosed in the General Plan EIR.

- **Noise:** The project contractor would be required to comply with the City's Noise Ordinance, which restricts the timing on construction activities. Additionally, because the proposed project would be consistent with the development density allowed on the project site by the General Plan upon application of the State Density Bonus Law, construction and operation of the proposed 35-unit residential project would not result in noise impacts that are peculiar or more severe than those disclosed in the General Plan EIR.

- **Population and Housing:** Because the proposed project would be consistent with the development density allowed on the project site by the General Plan upon application of the State Density Bonus Law, the proposed 35-unit residential project would not result in population and housing impacts that are peculiar or more severe than those disclosed in the General Plan EIR.

- **Public Services and Recreation:** Because the proposed project would be consistent with the development density allowed on the project site by the General Plan upon application of the State Density Bonus Law, the proposed 35-unit residential project would not result in public services or recreation impacts that are peculiar or more severe than those disclosed in the General Plan EIR.

- **Transportation:** Because the proposed project would be consistent with the development density allowed on the project site by the General Plan upon application of the State Density Bonus Law, the proposed 35-unit residential project would not result in transportation impacts that are peculiar or more severe than those disclosed in the General Plan EIR.

- **Utilities and Service Systems:** Because the proposed project would be consistent with the development density allowed on the project site by the General Plan upon application of the State Density Bonus Law, the proposed 35-unit residential project would not result in utilities and service systems impacts that are peculiar or more severe than those disclosed in the General Plan EIR.

- **Effects Found Not to Be Significant in the General Plan EIR:** Because the proposed project would be consistent with the development density allowed on the project site by the General Plan upon application of the State Density Bonus Law, the proposed 35-unit residential project would not result in aesthetics, agriculture and forestry resources, mineral resources, or wildfire impacts that are peculiar or more severe than those disclosed in the General Plan EIR.

3.2 Biological Resources

Summary of Findings in the General Plan EIR: Impacts to biological resources were analyzed in Section 3.2, *Biological Resources*, of the General Plan EIR. Eastvale is generally a highly developed area with limited natural open space, although sensitive vegetation communities, jurisdictional waters and wetlands, and special-status plant and wildlife species occur (or have the potential to occur) within the City's boundaries. The most prominent natural resource within the City is the Santa Ana River and surrounding riparian and woodland habitat. The Santa Ana River forms the southern boundary of Eastvale and is an important local and regional open space resource. Portions of the City along the Santa Ana River, as well as the northernmost portion of the City, are included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), of which the City is a signatory.

The General Plan EIR acknowledges that grading and construction activities associated with future development could impact sensitive biological resources. In accordance with MSHCP requirements, preparation of a project-specific General Biological Resource Assessment for development proposals located in areas with the potential to contain special-status species and/or sensitive habitat identified by the MSHCP would be required. Further, future development would be subject to compliance with relevant federal, state, and local requirements, including the federal and state Endangered Species Acts, Clean Water Act, Migratory Bird Treaty Act, California Fish and Code, and MSHCP policies.

The analysis in the General Plan EIR concluded that with implementation of the General Plan policies and the City's preapplication review process (which includes a project-specific General Biological Resource Assessment in areas with the potential to contain MSHCP-identified special-status species and/or sensitive habitat), as well as continued adherence to federal, state, and local regulations and requirements, implementation of the General Plan would result in less than significant impacts to biological resources.

Impacts Associated with the Proposed Project: A Biological Resources Assessment, Jurisdictional Delineation, and MSHCP Consistency Analysis (JE 2026) dated February 2026 was prepared for the proposed project by Jennings Environmental LLC (JE) and is included as Appendix B of this report. No sensitive vegetation communities, potentially jurisdictional areas, special-status species (including MSHCP narrow endemic plants), or MSHCP riparian/riverine areas were observed on-site during biological reconnaissance-level survey and protocol surveys conducted on December 20, 2025.

Regarding special status species, the burrowing owl (BUOW) is a State candidate for endangered status and a state and federal Species of Special Concern (SSC). No evidence of BUOW including pellets, feathers, or whitewash was found within the project area or buffer. No suitably sized burrows or burrow surrogates were observed on the subject parcel and no-host burrowers were observed during the survey. Despite these negative findings, the project site does contain low quality habitat for this species. Because the project site retains low potential to support BUOW, to prevent any potential impacts to this species protocol surveys were conducted in compliance with the requirements of the MSHCP. Although BUOW was not detected, implementation of **SDC BIO-1** would ensure that protective measures remain in place for this species, consistent with the MSHCP.

According to the Biological Resources Assessment, portions of the project site and the immediate surrounding area provide suitable habitat for nesting birds. There are mature trees onsite and in the adjacent parcels, and site provides suitable habitat for other ground nesting species (i.e. killdeer [*Charadrius vociferus*]). Implementation of **SDC BIO-2** would ensure the protection of nesting birds. **SDC BIO-2** requires that a qualified avian biologist conduct pre-construction Nesting Bird Surveys (NBS) within three days prior to any ground-disturbing or construction activities. If no active nests are found, construction may proceed. If an active nest is detected, the biologist would establish no-work buffers based on nest sensitivity, nesting stage, and anticipated construction disturbance. Additionally, **SDC BIO-3** requires implementation of Best Management Practices (BMPs) from Appendix C of the MSHCP. These BMPs are intended to minimize indirect impacts during construction and ensure compliance with the MSHCP's general resource protection standards. Implementation includes keeping the site clean to avoid attracting predators of the species of concern and restricting all construction activities and equipment within fenced work areas. **SDC BIO-3** reduces the potential for unnecessary or incidental impacts during construction.

The following standardized Site Development Conditions (SDCs) will be required for the proposed project:

SDC BIO-1: **Preconstruction Burrowing Owl Survey.** In accordance with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) species-specific objective #6 for burrowing owl, a preconstruction survey for burrowing owl shall be conducted within 30 days prior to ground disturbance by a qualified biologist where suitable habitat is present

within the study area (project site and surrounding 500-foot buffer). If active burrowing owl burrows are detected during the breeding season (March 1 through August 31), all work within 300 feet of any active burrow will be halted until that nesting effort is finished as determined by a qualified biologist. Work can resume when no other active burrowing owl nesting efforts are observed. If active burrowing owl burrows are detected outside the breeding season (September 1 through February 28), then a Burrowing Owl Exclusion Plan shall be prepared by the project applicant and approved by the County of Riverside Environmental Programs Department in consultation with the California Department of Fish and Wildlife (CDFW). The Burrowing Owl Exclusion Plan shall be prepared in accordance with guidelines in the CDFW Staff Report on Burrowing Owl (2012) and the MSHCP, which allows for passive relocation (i.e., use of one-way doors and collapse of burrows). Burrowing owl burrows shall be excavated with hand tools by a qualified biologist when determined to be unoccupied and backfilled to prevent reentry.

SDC BIO-2: **Preconstruction Nesting Bird Survey.** Prior to ground disturbances that would impact potentially suitable nesting habitat for avian species, the project applicant shall adhere to the following:

1. To avoid impacts to nesting birds (common, migratory, and special status) regardless of the time of year during the nesting season, a qualified avian biologist retained by the project applicant will conduct pre-construction Nesting Bird Surveys within three (3) days prior to project-related disturbance within the entire project site and a 300-foot buffer around the project site at the appropriate time of day/night, during appropriate weather conditions to nestable vegetation to identify any active nests. Surveys shall encompass all suitable areas including trees, shrubs, bare ground, burrows and cavities. If no active nests are found, no further action will be required.

2. If a nest is suspected, but not confirmed, the qualified avian biologist shall establish a disturbance-free buffer until additional surveys can be completed prior to the commencement of ground disturbing project activities. If an active nest is found, the qualified avian biologist will set appropriate no-work buffers around the nest which will be based upon the nesting species, its sensitivity to disturbance, nesting stage, and expected types, intensity, and duration of the disturbance. If a nest is observed, but thought to be inactive, the qualified avian biologist shall monitor the nest for one hour (four hours for raptors) prior to approaching the nest to determine status. The qualified avian biologist shall not risk failure of the nest to determine the exact location or status and shall make every effort to limit the nest to potential predation as a result of the survey/monitoring efforts (e.g., limit number of surveyors, limit time spent at/near the nest, scan the site for potential nest predators before approaching, immediately depart nest area if indicators of stress or agitation are displayed). The buffer shall be of a distance to ensure avoidance of adverse effects to the nesting bird. The qualified avian biologist shall use their best professional

judgement regarding the monitoring period and whether approaching the nest is appropriate. The nests and buffer zones shall be field-checked daily weekly by a qualified biological monitor. The approved no-work buffer zone shall be clearly marked in the field, within which no disturbance activity shall commence until the qualified biologist has determined the young birds have successfully fledged and the nest is inactive.

SDC BIO-3: **Implement Standard Best Management Practices.** To ensure consistency with the goals and objectives of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), the proposed project will adhere to MSHCP Appendix C, Standard Best Management Practices.

Conclusion: With implementation of **SDC BIO-1** through **SDC BIO-3** and compliance with the Western Riverside County MSHCP, the proposed project would not result in impacts to biological resources that are peculiar to the project site, and there are no new or more severe direct or cumulatively considerable impacts to the environment beyond what was previously evaluated and disclosed by the General Plan EIR. Accordingly, the proposed project would not trigger additional environmental review.

3.3 Cultural and Tribal Cultural Resources

Summary of Findings in the General Plan EIR: Impacts to cultural resources and tribal cultural resources were analyzed in Section 3.3, *Cultural Resources*, and Section 3.12, *Tribal Cultural Resources*, of the General Plan EIR. No historic resources listed in the National Register of Historic Places or the California Register of Historical Resources occur within the City's boundaries, although the City contains one locally historic resource, the Desi House. In accordance with Senate Bill 18 and Assembly Bill (AB) 52, the City notified local tribes about the General Plan on August 2, 2022. The Gabrielieño Tongva Indians of California, the Agua Caliente Band of Cahuilla Indians, and the Rincon Band of Luiseño Indians responded in August 2022 and declined consultation. The Gabrieleño Band of Mission Indians-Kizh Nation also declined consultation for the General Plan but requested to be consulted for future ground-disturbing development projects within the City.

The General Plan EIR acknowledges that grading and construction activities associated with future development could unearth unknown historical or archaeological resources and/or disturb human remains during ground-disturbing activities. General Plan Policy CO-6.4 requires a Phase I Cultural Resources Assessment for new development proposals that occur on native soils. Additionally, future site-specific development proposals subject to CEQA would be required to undergo government-to-government consultation in accordance with AB 52 requirements, and would be required to implement any project-specific SDCs to reduce impacts to tribal cultural resources. Further, future development would be subject to compliance with relevant federal, state, and local requirements, including California Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097.98, which pertain to the treatment of human remains.

The analysis in the General Plan EIR concluded that with implementation of the General Plan policies and the City's preapplication review process (which includes a project-specific Cultural Resources Assessment for projects that could impact native soils and, if required, project-specific AB 52 consultation), as well as

continued adherence to applicable federal, state, and local regulations and requirements, implementation of the General Plan would result in less than significant impacts to cultural resources and tribal cultural resources.

Impacts Associated with the Proposed Project: A Historical/Archaeological Resources Survey Report dated March 23, 2026 (CRM 2026) was prepared for the proposed project by CRM Tech. This technical study is included as Appendix C of this report.

To evaluate the project's potential to support historic resources, a records search request was submitted to the South Central Information Center (SCIC) and the South Central Coastal Information Center (SCCIC). The search was conducted to identify previously recorded cultural resources and previously conducted cultural resources studies within a one-mile radius of the project site. In addition, a Sacred Lands File search was requested from the Native American Heritage Commission (NAHC). An intensive-level cultural resources field survey of the project site was conducted on December 17, 2025. The survey was conducted by walking parallel transects spaced approximately 15 meters apart. Digital photographs were taken at various points within the project boundaries and all soil exposures were carefully examined for evidence of cultural resources; refer to Appendix C.

The records search revealed that more than cultural resource studies were previously conducted within one-mile of the project site. One Study, conducted in 2018, overlapped the project site. The previous studies resulted in the recording of 31 historical/archaeological sites within the records search scope, including three (3) prehistoric (i.e., Native American) sites and 28 historic-period sites as listed in Table 1 of Appendix C. None of these resources were identified within the project boundaries, although three (3) were recorded on properties adjacent to the project site. In addition, the Sacred Lands File identified no Native American cultural resources in the project vicinity, and the field survey was negative for cultural and historic resources.

Nonetheless, given the low ground visibility on the project site and presence of adjacent resources, there is potential for the presence of buried cultural resources on-site.

The following standardized SDCs will be required for the proposed project:

SDC CUL-1: **Cultural Resources Monitoring Plan.** Prior to issuance of a grading permit, the project applicant shall provide written verification that a qualified archaeologist has been retained to develop and implement a Cultural Resources Monitoring Plan (CRMP). The CRMP shall address the details of all monitoring activities and procedures to be followed to reduce the impacts to cultural and historic resources to a less than significant level as well as addressing potential impacts to undiscovered buried archaeological resources associated with this project. The CRMP shall be reviewed by any consulting tribe(s) and reviewed and approved by the City.

SDC CUL-2: **Tribal Monitoring and Treatment Agreement.** The project applicant shall provide for Native American monitoring during grading. The Native American monitor(s) shall work in concert with the archaeological monitor to observe ground disturbances and search for cultural materials. The City shall coordinate with the consulting tribe(s) to facilitate communications with the project developer/applicant so that all parties can develop a

mutually acceptable Tribal Monitoring and Treatment Agreement, which will include the scope of monitoring, scheduling of monitors from individual consulting tribe(s), and the course of action for inadvertent discoveries.

SDC CUL-3: **Cultural Resources Worker Sensitivity Training.** The project archaeologist and the consulting tribes(s) shall attend the pre-grading meeting with the City, the construction manager, and any contractors, and will conduct a mandatory cultural resources worker sensitivity training. The training will include a brief review of the cultural sensitivity of the project site and the surrounding area; what resources could potentially be identified during earth-moving activities; the requirements of the monitoring program; the protocols that apply in the event that inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols.

SDC CUL-4: **Inadvertent Discovery.** The protocols and stipulations that the contractor, City, consulting tribe(s), and project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation, include the following.

1. During the original cutting of previously undisturbed deposits, the archaeological and tribal monitors (if applicable) shall be on-site, as determined by the consulting archaeologist, to monitor excavations. The frequency of inspections will depend upon the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The consulting archaeologist shall have the authority to modify the monitoring program if the potential for cultural resources appears to be less than anticipated.

2. Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored grading can proceed.

3. In the event that previously unidentified cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the City at the time of discovery. The archaeologist, in consultation with the City, shall determine the significance of the discovered resources. The City must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a research design and data recovery program to mitigate impacts shall be implemented by the consulting archaeologist and approved by the City before being carried out using professional archaeological methods. If any human bones are discovered, the County coroner and City shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant (as identified by the Native American Heritage Commission) shall

be contacted in order to determine proper treatment and disposition of the remains.

4. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered, and features recorded using professional archaeological methods. The project archaeologist in consultation with the consulting tribe(s) shall determine the amount of material to be recovered for an adequate artifact sample for analysis.

SDC CUL-5: **Treatment of an Inadvertent Discovery.** One or more of the following treatments, in order of preference, shall be used in the event of a cultural resources discovery:

1. Preservation-in-place. Avoidance, or preservation-in-place, involves leaving a resource where it was found with no development affecting its integrity. Pursuant to Public Resources Code Section 21083.2(b), avoidance is the preferred method of preservation for archaeological and cultural resources.

2. Reburial on the project site in an area not subject to future disturbance. Reburial of a resource shall include provisions to protect the selected reburial area from any future impacts in perpetuity. Reburial shall not occur until all required cataloging and basic recording have been completed, with the exception of sacred items, burial goods, and Native American human remains. Any reburial process shall be culturally appropriate. The listing of contents and the location of the reburial shall be included in a confidential Final Monitoring Report (refer to SDC CUL-6).

3. If preservation-in-place or reburial is not feasible, all cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards in a Riverside County curation facility that meets the Office of Historic Preservation *Guidelines for the Curation of Archaeological Resources* (California Office of Historic Preservation 1993). The collections and associated records shall be transferred, including title, and accompanied by payment of the fees necessary for permanent curation.

SDC CUL-6: **Final Monitoring Report.** A Final Monitoring Report, documenting the field and analysis results and interpreting the artifact and research data within the research context, shall be completed and submitted to the satisfaction of the City prior to the issuance of any building permits. The report will include the California Department of Parks and Recreation's Primary and Archaeological Site Forms. The Final Monitoring Report shall be filed with the City under a confidential cover and not subject to Public Records Request and a copy of the report shall be submitted to the consulting tribe(s).

Conclusion: With implementation of **SDC CUL-1** through **SDC CUL-6** and compliance with relevant federal, state, and local requirements, including California Health and Safety Code Section 7050.5 and California

Public Resources Code Section 5097.98, the proposed project would not result in impacts to cultural resources or tribal cultural resources that are peculiar to the project site, and there are no new or more severe direct or cumulatively considerable impacts to the environment beyond what was previously evaluated and disclosed by the General Plan EIR. Accordingly, the proposed project would not trigger additional environmental review.

3.4 Geology and Soils

Summary of Findings in the General Plan EIR: Impacts to geology and soils were analyzed in Section 4.3, *Geology and Soils*, of the General Plan EIR. Earthquake risk is very high in western Riverside County (including Eastvale) due to the presence of two of California's most active faults: the San Andreas Fault and the San Jacinto Fault. In the City, earthquake-triggered geologic effects could include ground shaking, landslides, liquefaction, and subsidence. Future development would be required to comply with grading standards established in the City's Municipal Code, as well as the City's Building Code (Municipal Code Chapter 110.04) and the California Building Code. The General Plan includes several policies that would minimize risks to public health, safety, and welfare resulting from geologic and seismic hazards, including Policy S-2.3, which requires proposed developments in areas of known or suspected seismic or other geologic hazards to submit a project-specific geotechnical report and ensure appropriate SDCs are incorporated.

Impacts to paleontological resources were also analyzed in Section 4.3 of the General Plan EIR. Portions of the City are designated as areas of high sensitivity for paleontological resources as mapped by the County of Riverside (City of Eastvale 2024b). The General Plan EIR acknowledges that much of the future development would occur on already developed sites and would not be anticipated to unearth unknown paleontological resources.

The analysis in the General Plan EIR concluded that with implementation of the General Plan policies and the City's preapplication review process (which includes a project-specific geotechnical report in areas of known or suspected seismic or other geologic hazards), as well as continued adherence to federal, state, and local regulations and requirements, implementation of the General Plan would result in less than significant impacts to geology and soils. The analysis in the General Plan EIR concluded that with implementation of the City's preapplication review process (which includes a project-specific paleontological resources study for projects, as determined necessary by the City Community Development Department), implementation of the General Plan would result in less than significant impacts to paleontological resources.

Impacts Associated with the Proposed Project: The project site is mapped by Riverside County as having very high liquefaction potential and being susceptible to subsidence.[1] Liquefaction is the process where saturated, loose soil temporarily loses strength and behaves like a liquid during earthquake shaking, causing severe structural damage. Subsidence is the general sinking or lowering of the ground surface, which can occur due to liquefaction, causing gradual or sudden settlement.

[1] Riverside County Geographic Information System (GIS), *Map My County Public Viewer,* https://gis1.countyofriverside.us/Html5Viewer/?viewer=MMC_Public, accessed March 26, 2026

In accordance with Eastvale 2040 General Plan Policy S-2.3, projects proposed in areas of known or suspected seismic or other geologic hazards, such as the Alquist-Priolo Fault Zones and liquefiable soils, require submittal of a geotechnical report which incorporates appropriate protection measures.

In conformance with Eastvale 2040 General Plan Policy S-2.3, a project-specific Geotechnical Investigation, was prepared by Alta California Geotechnical, Inc. (Alta) and is included as Appendix D of this report. Alta conducted a subsurface investigation of the project site on April 17, 2025, which consisted of five geotechnical exploratory borings and two infiltration test borings on the project site. Based on laboratory testing conducted on the borings, as well as review of published geologic maps, the project site was determined to be underlain by young alluvial fan deposits. Alta performed a liquefaction analysis utilizing blow count data from the subsurface investigation to determine the liquefaction potential of the younger alluvium. Based on the liquefaction analysis, design recommendations specific to the prevention of bearing failure and settlement in Sections 6.1.2 and 7.1 of the Geotechnical Investigation. With adherence to the design recommendations included in the Geotechnical Investigation, the project would not result in liquefaction or subsidence impacts greater than identified in the General Plan EIR.

Concerning paleontological resources, the project site is mapped by Riverside County as having High Paleontological Sensitivity.[2] As a result, a project-specific Paleontological Resources Assessment Report was prepared by CRM Tech and is included as Appendix E of this report. According to the Paleontological Resources Assessment Report, surface sediments within the project area are relatively young and have been substantially disturbed by past land uses, resulting in a low potential for containing significant nonrenewable paleontological resources at shallow depths. However, the geologic units underlying the project site consist of Pleistocene-aged alluvial deposits. Pleistocene alluvial units are highly paleontologically sensitive, and any unknown fossil materials at the project site would likely be scientifically significant. Although no vertebrate fossil localities are recorded directly within the project site, fossil remains have been recovered from similar alluvial deposits in the surrounding area. Based on these findings, to protect potential subsurface paleontological resources, **SDC PAL-1** and **SDC PAL-2** would require a Society of Vertebrate Paleontology (SVP)-qualified paleontologist to be retained prior to ground-disturbing construction activities to prepare a Paleontological Resources Impact Mitigation Program (PRIMP) to guide monitoring procedures and establish protocols to follow in the event of a fossil discovery in the event of inadvertent discovery of paleontological resources. With implementation of **SDC PAL-1** and **SDC PAL-2**, impacts would be less than significant.

The following standardized SDCs will be required for the proposed project:

SDC PAL-1: **Paleontological Resources Impact Mitigation Program.** Prior to the issuance of any grading permit, the project applicant shall provide written evidence to the City that the project applicant has retained a qualified paleontologist to develop and implement a Paleontological Resources Impact Mitigation Program (PRIMP) to guide monitoring procedures and establish protocols to follow in the event of a fossil discovery. The paleontologist shall be present at the pre-grading conference, shall describe procedures for paleontological resource surveillance, including monitoring of all earth-moving

[2] Riverside County Geographic Information System (GIS), *Map My County Public Viewer,* https://gis1.countyofriverside.us/Html5Viewer/?viewer=MMC_Public, accessed March 26, 2026

operations that extend beyond two feet below the existing ground surface, and shall establish in the PRIMP, in cooperation with the project applicant and City, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of the fossils. The monitor should be prepared to quickly salvage fossils as they are unearthed to avoid construction delays and should collect samples of sediments that are likely to contain fossil remains of small vertebrates or invertebrates. The monitor shall also have the authority to temporarily halt or divert grading equipment to allow for the removal of abundant or large specimens. Sediment samples collected during monitoring shall be processed to recover small fossil remains, and all recovered specimens shall be identified and curated in a repository that provides permanent, retrievable storage. If the paleontological resources are found to be significant, the paleontologist shall determine appropriate actions, in cooperation with the project applicant, which ensure proper exploration and/or salvage.

SDC PAL-2: **Post-completion Discovery.** If paleontological resources are uncovered and after completion of the project, the project applicant shall submit the paleontologist's follow-up report for approval by the City. The report shall include the period of inspection, a catalogue and analysis of the fossils found, and the present repository of the fossils. A report of findings shall be prepared that includes an itemized inventory of all recovered specimens. The report shall also provide a discussion of the scientific significance of the paleontological findings, if any. The project applicant shall prepare excavated material to the point of identification. The project applicant shall offer excavated finds for curatorial purposes to the City or its designee, on a first refusal basis. These actions, as well as final mitigation and disposition of the resources, shall be subject to approval by the City. The project applicant shall make a one-time payment of curatorial fees for the storage of these resources in perpetuity.

Conclusion: With adherence to the design recommendations in Appendix D, the City's grading standards and Building Code, the California Building Code, and other applicable Federal, State, and local regulations and requirements, the proposed project would not result in impacts to geology or soils that are peculiar to the project site, and there are no new or more severe direct or cumulatively considerable impacts to the environment beyond what was previously evaluated and disclosed by the General Plan EIR.

With implementation of **SDC PAL-1** and **SDC PAL-2**, the proposed project would not result in impacts to paleontological resources that are peculiar to the project site, and there are no new or more severe direct or cumulatively considerable impacts to the environment beyond what was previously evaluated and disclosed by the General Plan EIR.

Accordingly, the proposed project would not trigger additional environmental review.

3.5 Hazards and Hazardous Materials

Summary of Findings in the General Plan EIR: Impacts from hazards and hazardous materials were analyzed in Section 3.5, *Hazards and Hazardous Materials*, of the General Plan EIR. On June 20, 2023 (when the impact analysis for the General Plan EIR was conducted), there were 26 hazardous materials

sites in the City's boundaries, with the closest hazardous materials site located approximately 0.6 miles north of the project site. It is noted that all 26 sites have been cleaned up and require no further action.

The General Plan EIR acknowledges that future development could involve grading and excavation activities that could expose construction workers and the public to previously unknown hazardous substances present in the soil. To reduce impacts associated with unknown hazardous wastes, future development would be required to prepare a project-specific Phase I Environmental Site Assessment for any properties identified on any list of hazardous materials compiled pursuant to Government Code Section 65962.5. Additionally, if asbestos-containing materials (ACM) and/or lead-based paints (LBP) are identified during site-specific hazardous materials inspections, abatement activities would be required to occur prior to demolition. The analysis in the General Plan EIR concluded that with implementation of the General Plan policies, as well as continued adherence to federal, state, and local regulations and requirements, implementation of the General Plan would result in less than significant impacts related to hazards and hazardous materials.

Impacts Associated with the Proposed Project: A Phase I Environmental Site Assessment (ESA), prepared by Stantec Consulting Services, Inc. and dated May 1, 2025, was prepared for the proposed project; refer to Appendix F. Based on review of historical sources including aerial photographs and City directory listings, the project site was formerly utilized for livestock holding and a storage area of the trucks and trailers used in the transportation of livestock. During the site reconnaissance conducted as part of the Phase I ESA, a former cattle pen was observed in the southern portion of the project site along Walters Avenue. No evidence of dairy operations or agricultural use was observed on the project site. There was no visible evidence of former or existing aboveground or underground storage tanks on the project site. Debris piles with various household debris, used tires, and building demolition waste were observed in the center of the project site. In addition, an irrigation well was identified in the northern portion of the project site.

The Phase I ESA acknowledges that, based on the age of existing debris piles onsite, there is potential for asbestos-containing materials (ACM) exposure during demolition activities. In accordance with State and Federal law, the project would be conditioned to require ACM surveys to be performed prior to demolition activities (**SDC HAZ-1**).

While the Phase I ESA indicated that the irrigation well in the northern portion of the project site does not represent an environmental concern in its current condition, an unused well can pose safety hazards or interfere with grading and construction activities. **SDC HAZ-2** would be applied to the project to properly decommission the existing irrigation well in conformance with applicable regulatory standards.

The Phase I ESA also indicated that the project site is located within Environmental Protection Agency (EPA) Radon Zone 2, indicating a moderate potential for radon. However, due to the absence of any proposed occupied subgrade areas, radon testing is not warranted; refer to Appendix F.

The following standardized SDCs will be required for the proposed project:

SDC HAZ-1: **ACM Survey.** Prior to any demolition, grading, or off-site disposal of debris, the project shall be conditioned to require that all discarded building materials be evaluated for the presence of asbestos-containing materials (ACMs) in accordance with applicable federal,

state, and local regulations. If ACMs are identified, they shall be handled, removed, and disposed of by a licensed asbestos abatement contractor following all regulatory requirements.

SDC HAZ-2: **Well Decommissioning.** If the existing irrigation well will not be used as part of the redevelopment, it shall be properly decommissioned prior to grading activities. Well abandonment shall be performed in accordance with all applicable state and local regulatory requirements.

Conclusion: With implementation of **SDC HAZ-1** and **SDC HAZ-2**, adherence to applicable Federal, State, and local laws and regulations related to ACM abatement and well decommissioning, the proposed project would not result in impacts related to hazards and hazardous materials that are peculiar to the project site, and there are no new or more severe direct or cumulatively considerable impacts to the environment beyond what was previously evaluated and disclosed by the General Plan EIR. Accordingly, the proposed project would not trigger additional environmental review.

4 ENVIRONMENTAL REVIEW CONCLUSION

The analysis presented in Section 3 demonstrates that the proposed project meets the requirements of CEQA Guidelines Section 15183, and as such, no additional CEQA review, such as a Subsequent or Supplemental EIR, is required for the project. Specifically:

- Upon approval of the project applicant's density bonus waiver on minimum lot size, which is allowable due to the provision of very low-income residential units, the proposed project would be consistent with the development density allowed on the project site by the adopted General Plan (CEQA Guidelines Sections 15183[a] and 15183[d]);
- The proposed project would not result in environmental impacts that are peculiar to the project or project site (CEQA Guidelines Section 15183[b][1]);
- The proposed project would not result in new significant environmental effects beyond those disclosed in the General Plan EIR (CEQA Guidelines Section 15183[b][2]);
- The proposed project would not result in potentially significant off-site or cumulative impacts beyond those disclosed in the General Plan EIR (CEQA Guidelines Section 15183[b][3]);
- There is no substantial new information that was unknown at the time the General Plan EIR was certified, and as such, the proposed project would not result in more severe adverse impacts than those disclosed in the General Plan EIR (CEQA Guidelines Section 15183[b][4]);

Pursuant to CEQA Guidelines Section 15183, because implementation of the proposed project would not result in impacts that are peculiar to the project site and the proposed project would not result in new or more severe impacts to the environment beyond what was previously evaluated and disclosed by the General Plan EIR, no additional environmental review beyond this Section 15183 Exemption Report is required for the proposed project.

5 REFERENCES

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6 LIST OF PREPARERS

6.1 Lead Agency

City of Eastvale

- Jamie K. Cerda, AICP, Principal Planner

6.2 Consultant

Michael Baker International

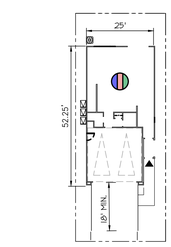
- Bob Stark, AICP, Principal-In-Charge
- Alicia Gonzalez, Project Manager
- Haley Walker, Environmental Planner
- Vianne Militar, Environmental Planner

APPENDIX A
PROJECT SITE PLAN

IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

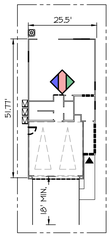
PLOT PLAN / SITE PLAN
TENTATIVE TRACT 39416

UNIT MATRIX		
UNIT	PLAN	ELEVATION
1	3R	COTTAGE
2	2	MONTEREY
3	1R	FARMHOUSE
4	3	COTTAGE
5	2R	FARMHOUSE
6	1	MONTEREY
7	2R	COTTAGE
8	3	MONTEREY
9	3	FARMHOUSE
10	2R	MONTEREY
11	1	COTTAGE
12	3R	FARMHOUSE
13	2	COTTAGE
14	1R	FARMHOUSE
15	2	MONTEREY
16	1R	COTTAGE
17	2	FARMHOUSE
18	3R	MONTEREY
19	2	COTTAGE
20	1	MONTEREY
21	3	FARMHOUSE
22	3R	COTTAGE
23	2R	FARMHOUSE
24	1R	MONTEREY
25	2	COTTAGE
26	1R	FARMHOUSE
27	2	MONTEREY
28	1R	COTTAGE
29	2	FARMHOUSE
30	3	MONTEREY
31	3R	FARMHOUSE
32	1R	MONTEREY
33	2	COTTAGE
34	1R	FARMHOUSE
35	3	MONTEREY



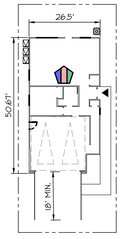
PLAN 1
SCALE: 1"=20'

1st FLOOR	770 SF
2ND FLOOR	1,135 SF
TOTAL LIVING	1,905 SF
GARAGE	421 SF
PORCH/PATIO	55 SF



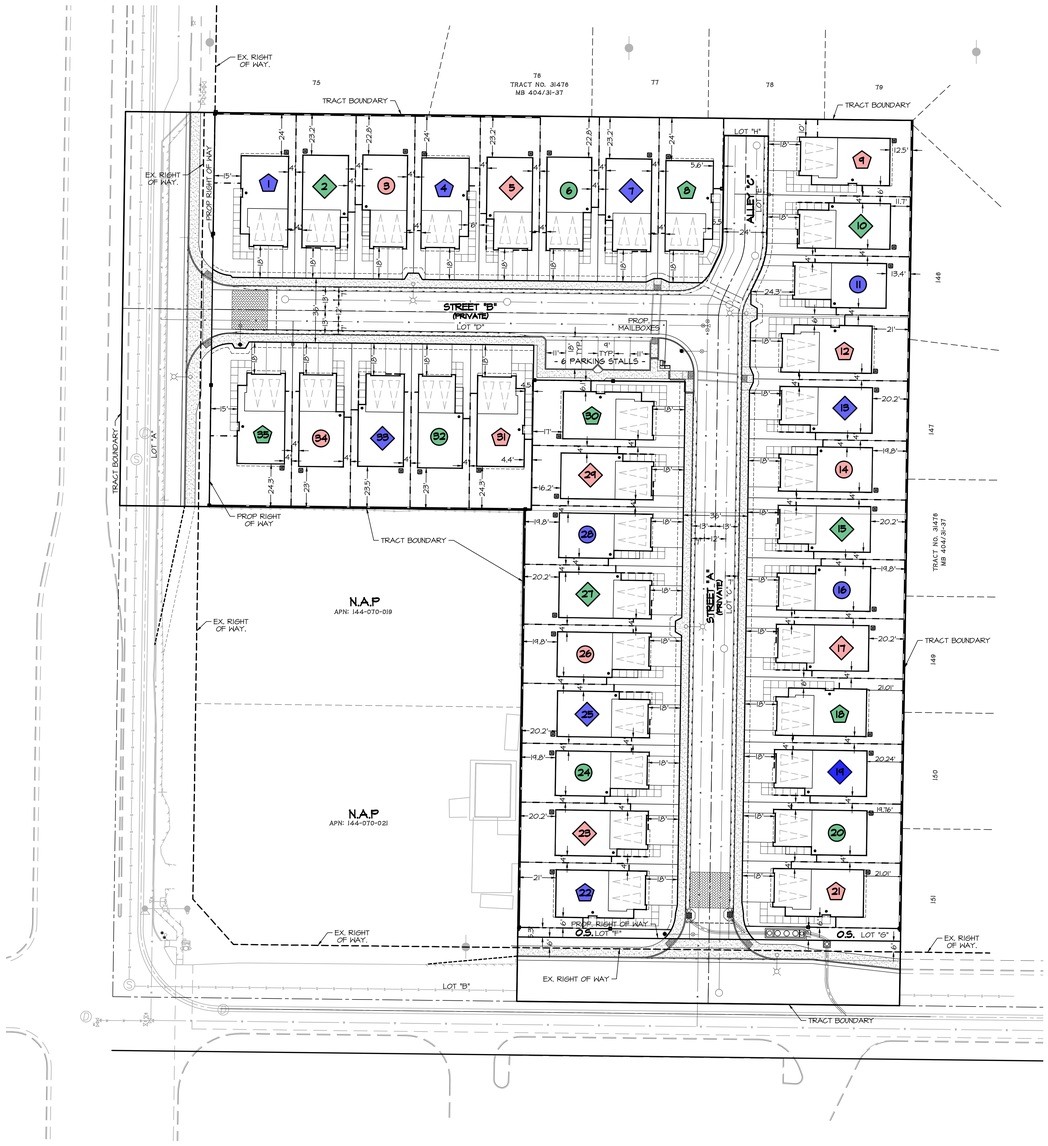
PLAN 2
SCALE: 1"=20'

1st FLOOR	784 SF
2ND FLOOR	1,286 SF
TOTAL LIVING	2,075 SF
GARAGE	423 SF
PORCH/PATIO	31 SF



PLAN 3
SCALE: 1"=20'

1st FLOOR	839 SF
2ND FLOOR	1,311 SF
TOTAL LIVING	2,150 SF
GARAGE	484 SF
PORCH/PATIO	0 SF



UNIT SUMMARY

PLAN	DESCRIPTION	#UNITS	MIX	SF(GROSS)	TOTAL(GROSS)	GARAGE	PORCH/PATIO
PLAN 1	3 BEDS+LOFT(4 BED OPT)/2.5 BATHS	11	31%	1,905 SF	20,955 SF	421 SF	55 SF
PLAN 2	4 BEDS+LOFT/2.5 BATHS	13	37%	2,075 SF	26,975 SF	423 SF	31 SF
PLAN 3	3 BEDS+LOFT+FLEX(5 BED OPT)/3 BATHS	11	31%	2,150 SF	23,650 SF	484 SF	0 SF
	TOTAL	35	100%		71,580 SF		

ELEVATION LEGEND

ELEVATION	PLAN 1	PLAN 2	PLAN 3
COTTAGE ELEV. A	●	◆	⬟
FARMHOUSE ELEV. B	●	◆	⬟
MONTEREY ELEV. C	●	◆	⬟

PARKING SUMMARY

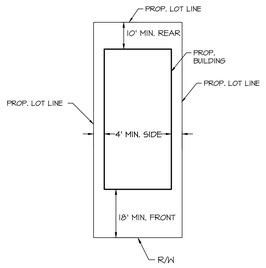
PROVIDED PARKING:				
GARAGE:	35	X 2	=	70 SPACES
DRIVEWAY:	35	X 2	=	70 SPACES
STREET (GUEST):				6 SPACES
TOTAL PARKING PROVIDED:				146 SPACES

PLAN AND ELEVATION TABLE

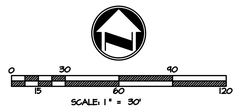
ELEVATION	PLAN 1	PLAN 2	PLAN 3	TOTAL
COTTAGE ELEV. A	3	5	3	11
FARMHOUSE ELEV. B	4	4	4	12
MONTEREY ELEV. C	4	4	4	12
TOTAL	11	13	11	35

SITE SUMMARY

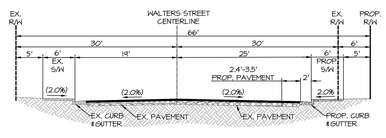
STREET ADDRESS:	NO ADDRESS AVAILABLE
APNs:	144-070-016, 144-070-017, 144-070-018, 144-070-020
COUNTY:	RIVERSIDE
EXISTING ZONING:	A-2 (HEAVY AGRICULTURE) COMPARE TO R-1 (ONE FAMILY DWELLINGS)
PROPOSED ZONING:	R-1 SINGE FAMILY
PROJECT ACREAGE:	3.6 ACRES (GROSS) / 3.1 ACRES (NET)
DENSITY (GROSS):	9.72 DU/AG



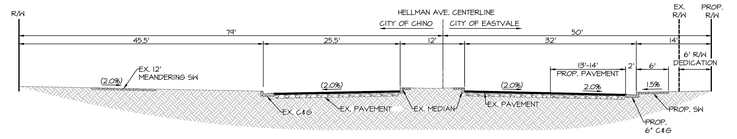
MINIMUM LOT SETBACKS
SCALE: 1"=20'



SCALE: 1" = 30'



TYPICAL SECTION
PUBLIC ROAD (WALTERS STREET)
TI=___ R=___
SCALE: 1"=10'
WALTERS STREET



TYPICAL SECTION
PUBLIC ROAD (HELLMAN AVENUE)
TI=___ R=___
SCALE: 1"=10'
HELLMAN AVENUE

Call before you Dig
Avoid cutting underground utility lines. It's easy.
Call 811 or 1-800-227-2600

PLANS PREPARED BY:
adkan ENGINEERS
Civil Engineering · Surveying · Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 · Fax:(951) 688-0599

CITY OF EASTVALE
PLANNING DEPARTMENT

PROJECT PLANNER ____ DATE ____

RECOMMENDED BY: ____ DATE ____

DATE	BY	MARK	REVISIONS	APPR.	DATE

DESIGNED BY: MA DRAWN BY: CC CHECKED BY: LG

PLOT PLAN

SHEET NO. 1 OF 1 SHEETS

PREPARED FOR: WARMINGTON RESIDENTIAL

SCALE: AS NOTED

JOB No. 10866

OWNER/APPLICANT
WARMINGTON RESIDENTIAL
3090 PULLMAN STREET
COSTA MESA, CA 92626
CONTACT: BRET ILICH (PROJECT CONSULTANT)
(714) 434-4325
EMAIL:BILICH@WARMINGTONGROUP.COM

ENGINEER
adkan ENGINEERS
6879 AIRPORT DRIVE
RIVERSIDE, CA. 92504
951-688-0241

ZONING/LAND USE
EXISTING ZONING: HEAVY AGRICULTURE, A-2
PROPOSED ZONING: SINGLE FAMILY, R-1

EXISTING LANDUSE: LDR DENSITY RESIDENTIAL, LDR
PROPOSED LANDUSE: SINGLE FAMILY LOW, SF-L
WITH STATE DENSITY BONUS

APN(S)
144-070-016, 144-070-017, 144-070-018, & 144-070-020

PROJECT DENSITY
PROJECT ACREAGE: 3.6 +/- ACRES
NUMBER OF UNITS: 35 UNITS
DENSITY (GROSS): 9.72 DU/AC

SCHOOL DISTRICTS
CORONA-NORCO UNIFIED SCHOOL DISTRICT
(951) 736-5000

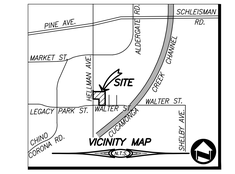
UTILITIES
ELECTRIC: SOUTHERN CALIFORNIA EDISON: (951) 928-8207
GAS: SOUTHERN CALIFORNIA GAS: (951) 304-00143
SEWER: JURUPA VALLEY COMMUNITY SERVICE DISTRICT: (951) 685-7434
WATER: JURUPA VALLEY COMMUNITY SERVICE DISTRICT: (951) 685-7434
TELEPHONE: VOIP0 (949) 823-4200, I-VOIP (888) 369-8647
COMMUNITY PHONE (866) 512-8541, AXVOICE
CABLE: SPECTRUM (888) 369-2408, DISH (877) 384-3424,
DIRECTV (800) 531-5000
INTERNET: SPECTRUM (888) 369-2408

BASIS OF BEARING
THE CENTERLINE OF WALTERS STREET BEING NORTH 84°20'55" WEST PER TRACT MAP NO. 31476, FILED IN BOOK 404 OF MAPS, AT PAGES 31 THROUGH 37, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, WAS HELD AS THE BASIS OF BEARINGS FOR THIS MAP.

BENCHMARK
NGS PID DX4293
DESIGNATION: PINE

STAMPED PINE RM NO 2 1"16, IS 80.5 FEET WEST OF THE WEST EDGE OF CALIFORNIA HIGHWAY 83, 45.4 FEET NORTHEAST OF A METAL
WITNESS POST, 8.0 FEET NORTHEAST OF THE NORTHEAST CORNER OF THE CONCRETE IRRIGATION BOX, 2.2 FEET EAST OF A 6 FOOT HIGH CHAIN LINK FENCE, ABOUT 0.1 FOOT ABOVE STATION ELEVATION AND PROJECTS ABOUT 0.2 FOOT ABOVE THE GROUND.

ELEVATION: 564.60 NAVD 1988

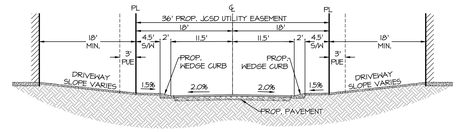


LEGAL DESCRIPTION
REAL PROPERTY IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

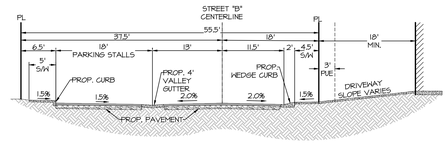
PARCELS 1 AND 2 OF PARCEL MAP NO. 10378 ON FILE IN BOOK 47 PAGE 19 OF PARCEL MAPS, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH THE EASTERLY 214.00 FEET OF PARCELS 3, 4 AND LOT E OF SAID PARCEL MAP NO. 10378.

APN: 144-070-016 (PARCEL 1); 144-070-017 (PARCEL 2); 144-070-018 (PORTION OF PARCEL 3) AND 144-070-020 (PORTION OF PARCEL 4 AND PORTION OF LOT E)

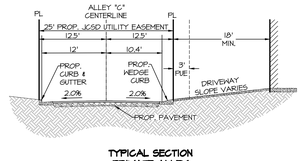
GENERAL PROJECT NOTES
1. THE PROJECT PROPERTY IS LOCATED WITHIN AN AREA DESIGNATED ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 06065C0618M, WITH AN EFFECTIVE DATE OF SEPTEMBER 12, 2024, FOR COMMUNITY NUMBER 060155, IN THE CITY EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
2. PUBLIC STREET IMPROVEMENTS PER CITY OF EASTVALE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. THOMAS BROS. MAP BOOK PAGE: 712, GRID H2, 2024 EDITION
4. NO SUBSURFACE SEPTIC DISPOSAL PROPOSED.
5. ALL EXISTING STRUCTURES ON SITE TO BE DEMOLISHED.
6. IN-TRACT STREETS ARE TO BE PRIVATE.
7. SINGLE FAMILY RESIDENTIAL DEVELOPMENT WILL NOT BE GATED.
8. ALL LOTS HAVE 18 MIN. GRADE TOWARDS THE STREET FOR DRAINAGE PURPOSES.
9. THERE ARE NO REMAINING PARCELS.
10. RUNOFF FROM THIS TRACT WILL BE ROUTED INTO THE AN EXISTING RIVERSIDE FLOOD CONTROL STORM DRAIN LINE THAT DISCHARGES INTO THE CUCAMONGA CREEK CHANNEL WHICH THEN FLOWS TO THE SANTA ANA RIVER.
11. PROJECT SITE IS WITHIN COMMUNITY SERVICES DISTRICT.
12. NO KNOWN WELLS ON SITE.
13. SITE IS NOT IN A FAULT ZONE.
14. SITE LIQUEFICATION POTENTIAL: VERY-HIGH.
15. ANY OPEN SPACE LOTS TO BE MAINTAINED BY HOME OWNERS ASSOCIATION.
16. PROJECT TO COMPLY WITH SCHEDULE A IMPROVEMENTS PER THE SUBDIVISION MAP ACT.
17. LOT DEPTH: 80.5'
    LOT WIDTH: 33'
    LOT SIZE: 2,848 SF
    SIDE YARD SETBACK - 4' MIN.
    SIDE YARD SETBACK (STREET ADJACENT) - 15' MIN.
    REAR YARD SETBACK - 10' MIN.
    GARAGE SETBACK - 18' MIN.
18. THIS PROJECT IS EXEMPT FROM HYDRAULIC CONDITIONS OF CONCERN (HCOC)
19. THE TENTATIVE TRACT MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
20. IMPERVIOUS SQUARE FOOTAGE:
    EXIST: 2,870 SF (0.06 AC)
    PROP: 86,900 SF (2.00 AC)



TYPICAL SECTION
PRIVATE LOCAL ROAD
SCALE: 1"=2TI=___ R=___
SCALE: 1"=10'
STREET "A" & STREET "B"



TYPICAL SECTION
PRIVATE ROAD WITH PARKING AND VALLEY GUTTER
SCALE: 1"=2TI=___ R=___
SCALE: 1"=10'
STREET "A" & STREET "B"



TYPICAL SECTION
PRIVATE ALLEY
SCALE: 1"=2TI=___ R=___
SCALE: 1"=10'
ALLEY "C"

I:\PROJECTS\WARMINGTON\10866-HELLMAN\EASTVALE\ENGINEERING\ENTITLEMENTS\10866-PLOT PLAN.DWG
1/22/2026 8:36 AM

APPENDIX B
BIOLOGICAL RESOURCES ASSESSMENT

BIOLOGICAL RESOURCES ASSESSMENT, JURISDICTIONAL DELINEATION, AND MSHCP CONSISTENCY ANALYSIS FOR THE EASTVALE 3 PROJECT, IN THE CITY OF EASTVALE, RIVERSIDE COUNTY, CALIFORNIA

Prepared for:

Warmington Residential
3090 Pullman St.
Costa Mesa, CA 92626

Prepared by:

Jennings Environmental, LLC
35414 Acacia Ave.
Yucaipa, CA 92399
909-534-4547

February 2026

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SECTION 1.0 - INTRODUCTION

Jennings Environmental, LLC (Jennings) was retained by Warmington Residential, Inc. to conduct a literature review and site survey for the proposed Eastvale 3 Housing Development (Project), in the City of Eastvale, Riverside County, California. The survey identified vegetation communities, the potential for the occurrence of special status species, or habitats that could support special status wildlife species, and recorded all plants and animals observed or detected within the Project boundary. This biological resources assessment is designed to address the potential effects of the proposed project on designated critical habitats and/or any species currently listed or formally proposed for listing as endangered or threatened under the federal Endangered Species Act (ESA) and the California Endangered Species Act (CESA) or species designated as sensitive by the California Department of Fish and Wildlife (CDFW) or the California Native Plant Society (CNPS).

Information contained in this document is in accordance with accepted scientific and technical standards that are consistent with the requirements of the United States Fish and Wildlife Service (USFWS) and CDFW. Additionally, the site was surveyed for any drainage features that would meet the definition of the Waters of the US (WOUS), Waters of the State (WOS), or CDFW jurisdiction. Additionally, the project is located within the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP). As such, this report also contains the results of the consistency analysis performed for the project.

1.1 PROJECT LOCATION

The project is generally located within Section 34, Township 2 South, Range 7 West, and is depicted on the *Corona North* U.S. Geological Survey's (USGS) 7.5-minute topographic maps. More specifically the project is located within APNs 144-070-016, -017, -018, and -020, within the city of Eastvale, Riverside County, California. The Project site is located just northeast of the intersection of Walters Street and Hellman Ave. The site is surrounded by mix of vacant parcels, developed residential parcels, and the Rondo Elementary School of Discovery (Figures 1 and 2 in Appendix A).

1.2 PROJECT DESCRIPTION

The proposed Project is to develop the site with approximately 35 single family homes. The Project proposes to sub-divide the parcels into 35 individual lots. Additional improvements include the development of a water quality basin, roads, and associated infrastructure (electrical, water, sewer, etc.).

2.0 – METHODOLOGY

2.1 LITERATURE REVIEW

Prior to performing the field survey, existing documentation relevant to the Project site was reviewed. The most recent records were reviewed for the following quadrangle containing and surrounding the Project site: *Corona North, Guasti, Ontario, and Prado Dam,* USGS 7.5-minute quadrangles. The *Guasti, Ontario, and Prado Dam* quads were included in this search due to the site's proximity to their boarders. These databases contain records of reported occurrences of federal- or state-listed endangered or

threatened species, California Species of Concern (SSC), or otherwise special status species or habitats that may occur within or in the immediate vicinity of the Project site. These sources include:

- California Natural Diversity Database (CNDDB) managed by CDFW (CDFW 2026)
- USFWS Critical Habitat Mapper (USFWS 2026)
- California Native Plant Society's Electronic Inventory (CNPSEI) of Rare and Endangered Vascular Plants of California (CNPS 2026), issuer of the California Rare Plant Rank.
- U.S. Fish and Wildlife (USFWS) threatened and endangered species occurrence GIS overlay;
- National Wetlands Inventory Maps (NWI) {USFWS, 2026}
- USDA Natural Resources Conservation Service (NRCS) Web Soil Survey;
- USGS National Map;
- Calwater Watershed Maps
- Environmental Protection Agency My Waters Maps
- USFWS Designated Critical Habitat Maps
- MSHCP Information Map, Version 2.0

2.2 SOILS

Before conducting the surveys, soil maps for Riverside County were referenced online to determine the types of soil found within the Project site. Soils were determined in accordance with categories set forth by the United States Department of Agriculture (USDA) Soil Conservation Service and by referencing the USDA Natural Resources Conservation Service (NRCS) Web Soil Survey (USDA 2026).

2.3 BIOLOGICAL RECONNAISSANCE-LEVEL SURVEY AND PROTOCOL SURVEYS

Jennings biologist, Gene Jennings, conducted the general reconnaissance survey within the Project site to identify the potential for the occurrence of special status species, vegetation communities, or habitats that could support special status wildlife species. The surveys were conducted on foot, throughout the Project site between 0800 and 0900 hours on December 20, 2025. Weather conditions during the survey included cloudy skies, temperatures ranging from 55-56, with winds ranging from 0-1 miles per hour. Photographs of the Project site were taken to document existing conditions (Appendix B).

Burrowing Owl Protocol Surveys

The Project site is located within the boundaries of the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) survey area for burrowing owl. As such, protocol surveys were conducted using the MSHCP survey protocol for this species.

> Surveys should be conducted during weather that is conducive to observing owls outside their burrows and detecting burrowing owl sign. Surveys will not be accepted if they are conducted during rain, high winds (> 20 mph), dense fog, or temperatures over 90 °F. Subsequent surveys should be conducted in the morning one hour before sunrise to two hours after sunrise or in the early evening two hours before sunset to one hour after sunset. Count and map all burrowing owl sightings, occupied burrows, and burrows with owl sign. Record the location of all owls including numbers of pairs and juveniles and any behavior such as courtship and mating. Map the extent of all suitable habitat. It should be noted that owl sign may not be detectable if surveys are

conducted within 5 days following rain. Absence of burrowing owl sign cannot be used to confirm absence of the species if the focused burrow survey is conducted within 5 days of rain.

2.4 JURISDICTIONAL FEATURES

The U.S. Fish and Wildlife Service National Wetland Inventory and Environmental Protection Agency (EPA) Water Program "My Waters" data layers were also reviewed to determine whether any hydrologic features and wetland areas had been documented within the vicinity of the site. Similarly, the Soil maps from the U.S. Department of Agriculture (USDA) - Natural Resources Conservation Service (NRCS) Web Soil Survey (USDA 2025) were reviewed to identify the soil series on-site and to check if they have been identified regionally as hydric soils. Upstream and downstream connectivity of waterways (if present) was reviewed in the field, on aerial imagery (NWI, 2026), and topographic maps to determine jurisdictional status.

A general assessment of jurisdictional waters regulated by the United States Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), and CDFW was conducted for the proposed Project area. Pursuant to Section 404 of the Clean Water Act, USACE regulates the discharge of dredged and/or fill material into waters of the United States. The State of California (State) regulates the discharge of material into waters of the State pursuant to Section 401 of the Clean Water Act and the California Porter- Cologne Water Quality Control Act (California Water Code, Division 7, §13000 et seq.). Pursuant to Division 2, Chapter 6, Sections 1600-1602 of the California Fish and Game Code, CDFW regulates all substantial diversions, obstructions, or changes to the natural flow or bed, channel, or bank of any river, stream, or lake, which supports fish or wildlife. The initial assessment was conducted by a desktop survey through the USGS National Hydrography Dataset for hydrological connectivity. A discussion of the regulatory framework is provided in Appendix C.

2.5 WESTERN RIVERSIDE MULTIPLE SPECIES HABITAT CONSERVATION PLAN

The MSHCP is intended to balance the demands of the growth of western Riverside County with the need to preserve open space and protect species of plants and animals that are threatened with extinction. The MSHCP addresses incidental take of "covered" species. Of the 146 species addressed in the Western Riverside County MSHCP, 118 are adequately conserved simply by implementing the conservation program. Incidental take of these 118 species is permitted by the Western Riverside County MSHCP. The remaining 28 species are partially conserved. They would be adequately conserved when certain additional conservation requirements are implemented. The additional requirements are identified in the species-specific conservation objectives for those 28 species. The Riverside Conservation Authority (RCA) is the governing body that administers the MSHCP. Their database (MSHCP Mapper, 2026) was researched prior to conducting the filed visit.

2.6 VEGETATION

All plant species observed within the Project site were recorded. Vegetation communities within the Project site were identified and qualitatively described. Plant communities were determined in accordance with the *Manual of California Vegetation*, *Second Edition* (Sawyer et al. 2009). Plant

nomenclature follows that of *The Jepson Manual, Second Edition* (Baldwin et al. 2012). A comprehensive list of the plant species observed during the survey is provided in Appendix D.

2.7 WILDLIFE

All wildlife and wildlife signs observed and detected, including tracks, scat, carcasses, burrows, excavations, and vocalizations, were recorded. Additional survey time was spent in those habitats most likely to be utilized by wildlife (native vegetation, wildlife trails, etc.) or in habitats with the potential to support state- and/or federally listed or otherwise special status species. Notes were made on the general habitat types, species observed, and the conditions of the Project site. A comprehensive list of the wildlife species observed during the survey is provided in Table 1 in Appendix D.

SECTION 3.0 – RESULTS

3.1 LITERATURE REVIEW RESULTS

According to the CNDDB, CNPSEI, and other relevant literature and databases, 82 sensitive species including 20 listed species, and 5 sensitive habitats, have been documented in the *Corona North, Guasti, Ontario, and Prado Dam* quads. This list of sensitive species and habitats includes any State and/or federally-listed threatened or endangered species, candidate for endangered, CDFW-designated Species of Special Concern (SSC), and otherwise Special Animals. “Special Animals” is a general term that refers to all of the taxa the CNDDB is interested in tracking, regardless of their legal or protection status. This list is also referred to as the list of “species at risk” or “special status species.” The CDFW considers the taxa on this list to be those of greatest conservation need.

An analysis of the likelihood for the occurrence of all CNDDB-sensitive species documented in the *Corona North, Guasti, Ontario, and Prado Dam* quads is provided in Table 2, in Appendix D. This analysis takes into account species range as well as documentation within the vicinity of the project area and includes the habitat requirements for each species and the potential for their occurrence on the site, based on required habitat elements and range relative to the current site conditions. According to the databases, no USFWS-designated critical habitat occurs within or adjacent to the project site.

3.1.1 SOILS

After a review of the USDA Soil Conservation Service and by referencing the USDA NRCS Web Soil Survey (USDA 2026), it was determined that the Project site is located within the Western Riverside Area, California area CA679. The Project site contains one (1) soil type:

Chino silt loam (Cb). This soil is somewhat poorly drained with a moderately high capacity to transmit water. This soil consists of alluvium derived from mixed sources, typically ranges in elevation from 20 to 3,100 feet above mean sea level (amsl), and is considered prime farmland if irrigated.

Chino silt loam is classified as a hydric soil.

3.1.2 SPECIAL STATUS SPECIES BACKGROUND

Of the 82 species found within the *Corona North, Guasti, Ontario, and Prado Dam* quads, 20 have a special designation of either: federally listed or state listed. The discussion below provides the background information on those species that have the potential to occur within the Project site.

Burrowing Owl (Athene cunicularia) – State Candidate Endangered and Species of Special Concern

The burrowing owl (BUOW) is a state candidate for endangered status and a state and federal Species of Special Concern (SSC). This owl is a mottled, brownish, sand-colored, dove-sized raptor, with large, yellow eyes, a rounded head lacking ear tufts, white eyebrows, and long legs compared to other owl species. It is a ground-dwelling owl typically found in arid prairies, fields, and open areas where vegetation is sparse and low to the ground. The BUOW is heavily dependent upon the presence of mammal burrows, with ground squirrel burrows being a common choice, in its habitat to provide shelter from predators, and inclement weather, and to provide a nesting place. They are also known to make use of human-created structures, such as cement culverts and pipes, for burrows.

BUOW spends a great deal of time standing on dirt mounds at the entrance to a burrow or perched on a fence post or other low to the ground perch from which they hunt for prey. BUOW frequently hunt by hovering in place above the ground and dropping on their prey from above. They feed primarily on insects such as grasshoppers, June beetles, and moths, but will also take small rodents, birds, and reptiles. They are active during the day and night but are considered a crepuscular owl; generally observed in the early morning hours or at twilight. The breeding season for BUOW is February 1 through August 31. Up to 11, but typically 7 to 9, eggs are laid in a burrow, abandoned pipe, or other subterranean hollows where incubation is complete in 28-30 days. Young BUOW fledges in 44 days. The BUOW is considered a migratory species in portions of its range, which includes western North America from Canada to Mexico, and east to Texas and Louisiana. BUOW populations in California are considered to be sedentary or locally migratory.

Throughout its range, the BUOW is vulnerable to habitat loss, predation, vehicular collisions, and destruction of burrow sites and the poisoning of ground squirrels (Grinnell and Miller 1944, Zarn 1974, Remsen 1978). BUOW has disappeared from significant portions of their range in the last 15 years and, overall, nearly 60% of the breeding groups of owls known to have existed in California during the 1980s had disappeared by the early 1990s (Burrowing Owl Consortium 1993). The BUOW is a migratory bird protected by the international treaty under the Migratory Bird Treaty Act of 1918 and by State law under the California Fish and Game Code (CDFG Code #3513 & #3503.5).

3.1.3 DESIGNATED CRITICAL HABITAT

The site is not located within or adjacent to any USFWS-designated Critical Habitat. No further action is required.

3.1.4 JURISDICTIONAL WATERS

Aerial imagery of the site was examined and compared with the surrounding USGS 7.5-minute topographic quadrangle maps to identify drainage features within the survey area as indicated from

topographic changes, blue-line features, or visible drainage patterns. No obvious signs of jurisdictional features were observed during the literature review.

3.1.5 MSHCP

Prior to the field visit the Regional Conservation Authority's website and databases were searched. This includes the MSHCP plan itself and any relevant protocol survey requirements. The database also includes a mapping program that contains site-specific information related to criteria cell location, special survey areas for plants and animals, and vegetation mapping.

A summary of the MSHCP Conservation Goals and Policies as they relate to this Project is provided below in Table 1.

Table 1: MSHCP Conservation Goals for Project Area

Conservation Goals	Within /Adjacent	Not Within /Adjacent
Proposed Constrained Linkages: **None**		X
Core Areas: **None**		X
Linkages: **None**		X
Constrained Linkage:		X
Habitat Block:		X
Core: **None**		X
Criteria Cell**:**		X
Pre-existing conservation Area		X
Riparian/Riverine or Vernal Pool Habitat		X
Narrow Endemic Plant Survey Area		X
Urban/Wildlife Interface		X
Mammal Survey Area		X
Amphibian Survey Area		X
Burrowing Owl Survey Area	X	

3.1.6 WILDLIFE CORRIDORS

According to the California Essential Habitat Connectivity Project, the Project site is not mapped within an area for wildlife movement. Therefore, the proposed Project will not have an impact on any current wildlife corridors.

3.2 FIELD STUDY RESULTS

3.2.1 HABITAT

The habitat on-site consists of a mix of bare ground and non-native ruderal vegetation. The site is routinely disturbed by disking, mowing and weed abatement. Table 1 in Appendix D contains a list of all plants found on-site. Surrounding land uses include residential developments, vacant land, and commercial developments.

3.2.2 WILDLIFE

Species observed or otherwise detected on or in the vicinity of the project site during the surveys included; mourning dove (*Zenaida macroura*) and house finch (*Haemorhous mexicanus*). A complete list of all wildlife observed is included in Table 1 of Appendix D.

3.2.3 SPECIAL STATUS SPECIES

No State and/or federally listed threatened or endangered species or other sensitive species were observed on-site during surveys.

Burrowing Owl

The result of the survey was that no evidence of BUOW including pellets, feathers, or whitewash was found within the Project area or buffer. No suitably sized burrows or burrow surrogates were observed on the subject parcel and no-host burrowers were observed during the survey. However, given the fact that the site is laid fallow for portions of the year, the site does contain low quality habitat for this species.

As such, protocol surveys were conducted as required under the Western Riverside MSHCP. The findings of those surveys are discussed below in Section 3.3.4.

3.2.4 NESTING BIRDS

Portions of the Project site and the immediate surrounding area do provide suitable habitat for nesting birds. There are mature trees in the adjacent neighborhoods, and the open spaces provide suitable habitat for other ground nesting species (i.e. killdeer (*Charadrius vociferus*)). As such the Project site is subject to the following nesting bird regulations. Recommendations are included in Section 4.

Migratory Bird Treaty Act

The Migratory Bird Treaty Act of 1918. This Act implements four international conservation treaties that the U.S. entered into with Canada in 1916, Mexico in 1936, Japan in 1972, and Russia in 1976. It is intended to ensure the sustainability of populations of all protected migratory bird species. The Act has been amended with the signing of each treaty, as well as when any of the treaties were amended, such as with Mexico in 1976 and Canada in 1995. The Act prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service.

California Fish and Game Code

The Project site is also subject to Sections 3503 and 3503.5 of the Fish and Game Code. Section 3503 states, "It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto". And Section 3503.5 states, "It is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto".

3.2.5 JURISDICTIONAL WATERS

The Project site does not contain any drainages on-site. There is no evidence of water flows (bed and bank, ponding, sedimentation, soil cracks, cuts, scour, etc.). Therefore, there are no jurisdictional features on-site. However, the Project does propose a connection to an existing drainage course (Drainage 1) as part of the detention basin in the northwest corner of the Project site. This existing drainage course is jurisdictional to the Regional Water Quality Borad and the California Department of Fish and Wildlife. As such, any impact to the existing drainage course will require a permit from each agency.

Waters of the United States and Waters of the State

The USACE has the authority to permit the discharge of dredged or fill material in Waters of the U.S. under Section 404 CWA. While the Regional Water Quality Board has authority over the discharge of dredged or fill material in Waters of the State under Section 401 CWA as well as the Porter-Cologne Water Quality Control Act. The Project area was surveyed with 100 percent visual coverage, and no drainage features were present on site. As such, the subject parcel does not contain any wetlands, Waters of the U.S., or Waters of the State.

Fish and Game Code Section 1602 - State Lake and/or Streambed

The CDFW asserts jurisdiction over any drainage feature that contains a definable bed and bank or associated riparian vegetation. The Project area was surveyed with 100 percent visual coverage, and no definable bed or bank features exist on the project site. There is an outlet structure that deposits water onto the site from the surrounding parcels, however, it appears that the amount of water that is discharged does not stay within a defined location or channel. It is either absorbed into the soil or lost to sheet flow within the parcel. As such, the subject parcel does not contain any areas under CDFW jurisdiction.

3.2.6 WETLANDS

National Wetlands Inventory (NWI) maps did not identify portions within the Project site as a Riverine/Riparian system. The site does not contain hydric vegetation, or wetland hydrology. The site does contain Hydric Soils, however, in order to be classified as a wetland all three criteria must be present within the project site. As such, there are no wetlands currently present on site.

3.3 MSHCP CONSISTENCY ANALYSIS

The Project is located within The Eastvale Area Plan of the MSHCP. The target conservation acreage range for The Eastvale Area Plan is 1,040 – 1,185 acres; it is composed of approximately 895 acres of existing Public/Quasi-Public Lands and 145 – 290 acres of Additional Reserve Lands.

The MSHCP Conservation Area comprises a variety of existing and proposed Cores, Linkages, Constrained Linkages, and Noncontiguous Habitat Blocks (referred to herein generally as "Cores and Linkages"). The Cores and Linkages within the Eastvale Area Plan include:

- Contains a small portion of Existing Linkage Core A

3.3.1 PUBLIC QUASI-PUBLIC LANDS (PQP) AND COVERED ROADS

Pursuant to Sections 3.2.1 PQP Lands are a Subset of MSHCP Conservation Area lands totaling approximately 347,000 acres of lands known to be in public/private ownership and expected to be managed for open space value and/or in a manner that contributes to the Conservation of Covered Species (including lands contained in existing reserves), as generally depicted in Figure 3-1 of the MSHCP, Volume I. Section 7.2.1 Existing Roads within Existing PQP Lands are existing roadways within existing Public/Quasi-Public Lands, including interstates, freeways, State highways, city and county maintained roadways, as well as local roads, which are not city, or county maintained that provide property access. This latter category of other maintained roadways is generally maintained by the adjacent property owners, either individually or collectively. Table 7-1, of the MSHCP, provides an estimate summarizing the extent of these various types of existing roadways which are permitted to remain within Public/Quasi-Public Lands.

The Project site is not located within or adjacent to any PQP Lands and will not impact a covered road.

- *No further discussion on this subject is made in this analysis*

3.3.2 SUBUNIT AREA/CELL CRITERIA

Pursuant to Section 3.3.12, Subunits are areas within an area plan that contain target conservation acreages along with a description of the planning species, biological issues, and considerations. The Project site is not located within a subunit area or cell criteria.

- *No further discussion on this subject is made in this analysis*

3.3.3 NARROW ENDEMIC PLANT SPECIES

Pursuant to Section 6.1.3 of the MSHCP, focused surveys for narrow endemic plant species are required for properties within the mapped areas if the appropriate habitat is present. The survey area maps have been reviewed and assessed, and the proposed project is not located within a Narrow Endemic Plant Species Survey Area based on Figure 6-1 of the MSHCP.

- *No further discussion on this subject is made in this analysis*

3.3.4 ADDITIONAL SURVEY NEEDS AND PROCEDURES

Based on Section 6.3.2 and Figures 6-2 (Criteria Area Species Survey Areas), 6-3 (Amphibian Species Survey Areas), 6-4 (BUOW Survey Areas), and 6-5 (Mammal Species Survey Areas) of the MSHCP and the MSHCP Mapping Program, the site is located in an area where additional surveys are needed for BUOW. No limitations significantly affected the results and conclusions given herein. Surveys were conducted during the appropriate season to observe the target species, in good weather conditions, by a qualified biologist who followed all pertinent protocols. Table 1 below details the conditions during the surveys and the results of each survey.

Table 1 – Non-Breeding Season BUOW Survey Results

Date	Sunrise/Sunset	Survey Time	Weather	Temperature °F	Observations
Habitat Assessment, Part A, and 1 Survey of Part B					
December 22, 2025	6:53 AM / 4:45 PM	0730 – 0830	Cloudy, 0 – 1 MPH wind	55 – 56	No BUOW Observed
Part B Surveys 2-4					
January 29, 2026	6:49 AM / 5:16 PM	0700 – 0800	Clear, 0 – 2 MPH Wind	60 – 61	No BUOW Observed
January 31, 2026	6:48 AM / 5:18 PM	0730 – 0800	Clear, No Wind	62 – 63	No BUOW Observed
February 9, 2026	6:39 AM / 5:30 PM	0700 – 0730	Clear, Light Wind, 0 – 2 MPH	59 – 60	No BUOW Observed

Based on the results of this Protocol survey, BUOW are absent from the site and no impacts to BUOW are anticipated to occur. Prior to construction, pre-construction surveys are warranted or recommended.

- *No further discussion on this subject is made in this analysis*

3.3.5 RIPARIAN/RIVERINE AREAS AND VERNAL POOLS

The MSHCP describes the protection of Riparian/Riverine Areas and Vernal Pools within the MSHCP Plan Area as important to the conservation of certain amphibian, avian, fish, invertebrate and plant species.

The MSHCP describes guidelines to ensure that the biological functions and values for species inside the MSHCP Conservation Area are maintained, as outlined in Volume 1, Section 6.1.2.

Riparian/ Riverine

Pursuant to Section 6.1.2 of the MSHCP, Riparian/Riverine areas are lands which contain habitat dominated by trees, shrubs, persistent emergent vegetation, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from nearby freshwater sources, or areas with freshwater flow during all or a portion of the year. Riverine habitat includes all wetlands and deepwater habitats contained in natural or artificial channels periodically or continuously containing flowing water or which forms a connecting link between the two bodies of standing water. Riverine habitat is bounded on the landward side by upland, by the channel bank (including natural and man-made levees), or by wetlands dominated by trees, shrubs, persistent emergents, mosses, or lichens. In braided streams, the system is bounded by the banks forming the outer limits of the depression within which the braiding occurs. Springs discharging into a channel are considered part of the riverine habitat. The term riparian is used to define the type of wildlife habitat found along the banks of a river, stream, lake, or other body of water. Riparian habitats are ecologically diverse and can be found in many types of environments including grasslands, wetlands, and forests.

The Project site does not contain any areas that meet the definition of Riparian/Riverine.

- *No further discussion on this subject is made in this analysis*

Vernal Pools

Pursuant to Section 6.1.2 of the MSHCP, Vernal Pools are seasonal wetlands that occur in depression areas that have wetlands indicators of all three parameters (soils, vegetation, and hydrology) during the wetter portion of the growing season but normally lack wetlands indicators of hydrology and/or vegetation during the drier portion of the growing season. Obligate hydrophytes and facultative wetlands plant species are normally dominant during the wetter portion of the growing season, while upland species (annuals) may be dominant during the drier portion of the growing season. The determination that an area exhibits vernal pool characteristics should consider (1) the length of time the area exhibits upland and wetland characteristics, and (2) the manner in which the area fits into the overall ecological system as a wetland. Evidence concerning the persistence of an area's wetness can be obtained from its history, vegetation, soils, and drainage characteristics, uses to which it has been subjected, and weather and hydrologic records.

The Project site does not contain the appropriate soils, vegetation, or hydrology to allow for vernal pools.

- *No further discussion on this subject is made in this analysis*

Fairy Shrimp

The MSHCP contains coverage for three species of fairy shrimp (Riverside, vernal pool, and Santa Rosa fairy shrimps). As mentioned in the Vernal Pool discussion, the site does not contain vernal pools. Vernal pools are a required constituent element for all three fairy shrimp species in the MSHCP. Nor does the site contain any area of ponded water or suitable soils. As such, they are considered absent from the Project site.

- *No further discussion on this subject is made in this analysis*

Riparian Birds

The MSCHP includes coverage for many riparian birds, including least Bell's vireo, southwestern willow flycatcher, and yellow-billed cuckoo. As mentioned above in the Riparian/Riverine section, the site does not contain any riparian or riverine habitats which are a required constituent element for the riparian bird species. As such, these species are considered absent from the Project site.

- *No further discussion on this subject is made in this analysis*

3.3.6 INFORMATION ON OTHER SPECIES

Delhi sands flower-loving fly

The Delhi Sands flower-loving fly is found at low numbers and is narrowly distributed within the Plan Area. This species is restricted by the distribution and availability of open Habitats within the fine, sandy Delhi series soils. USFWS has identified three main population areas are known to currently or to have at one time existed in the Plan Area. One is located in the northwestern corner of the Plan Area, a second is located in the Jurupa Hills, and the third is located in the Agua Mansa Industrial Center area. Because the Delhi Sands flower-loving fly requires a specific Habitat type, this species will require site-specific considerations, protection and enhancement of this limited Habitat type, and species-specific management to maintain the Habitat and populations.

The Project site does not contain the appropriate soils for this species and is not within or near known areas for this species.

- *No further discussion on this subject is made in this analysis*

Species Not Adequately Conserved

As described in Section 2.1.4, of the 146 Covered Species addressed in the MSHCP, 118 species are considered to be adequately conserved. The remaining 28 Covered Species will be considered to be adequately conserved when certain conservation requirements are met as identified in the species-specific conservation objectives for those species. For 16 of the 28 species, particular species-specific conservation objectives, which are identified in Table 9-3, must be satisfied to shift those particular species to the list of Covered Species Adequately Conserved. For the remaining 12 species, a Memorandum of Understanding must be executed with the Forest Service that addresses management for these species on Forest Service Land in order to shift these species to the list of Covered Species Adequately Conserved.

The Project site does not contain the appropriate habitats for any of these species. There is no occurrence potential for any of these species to occur within the Project site.

- *No further discussion on this subject is made in this analysis*

3.3.7 URBAN/ WILDLANDS INTERFACE

Section 6.1.4 of the MSHCP presents guidelines to minimize the indirect effects of projects in proximity to the MSCHP Conservation areas. This section provides mitigation measures for impacts associated with Drainage, Toxics, Lighting, Noise, Invasives, Barriers, and Grading/Land Development.

The site is in the vicinity of existing PQP Lands (0.77 miles south). As such the following discussion for Urban/Wildlands interface is provided.

Drainage

The Project's stormwater should be directed to a stormwater basin on the project site. The basin shall be designed in accordance with all federal, state, regional, and local standards and regulations concerning water quality. These measures will assure that the project stormwater discharges are no greater in volume and velocity than current undeveloped conditions and that the water leaving the site complies with all applicable water quality standards.

Toxics

According to the MSHCP, measures shall be incorporated to ensure that application of chemicals do not result in discharge to the MSHCP Conservation Area. During the construction of the project, construction activities have the potential to cause release of toxics that could impact the MSHCP Conservation Area. To address these potential short-term impacts, the project is required to stage construction operations as far away from PQP Lands to the maximum extent feasible. These mitigation measures will be imposed by the County of Riverside.

Lighting

The proposed Project is not anticipated to significantly increase lighting and glare. All light sources will be designed with internal baffles to direct the lighting towards the ground and the developed areas and have a zero-side angle cut off to the horizon. All lighting will be consistent with all required Light Ordinances and the MSHCP.

Noise

The proposed Project is not anticipated to have a significant increase in noise. All noise levels will be in compliance with County's Standards.

- *No further discussion on this subject is made in this analysis*

Invasives

The proposed Project will have landscaping around the site however, it will not plant invasive species in accordance with Section 6.1.4 of the MSHCP.

- *No further discussion on this subject is made in this analysis*

Barriers

The proposed Project site is already fenced. As such, the proposed Project can do nothing to further secure the desired area.

- *No further discussion on this subject is made in this analysis*

Grading/Land Development

The proposed Project site is already highly disturbed and will be graded as a result of the Project.. However, the proposed Project does not propose any grading or land development within PQP Lands.

- *No further discussion on this subject is made in this analysis*

3.3.7 BEST MANAGEMENT PRACTICES (VOLUME I, APPENDIX C)

Appendix C of the MSHCP details Best Management Practices (BMPs) is required for specific impacts to specific species. However, the project does not impact any of the covered species or habitats described in the MSHCP or any federally or state-listed species. As such, there are only two BMPs that could qualify as required for this project:

> 13. To avoid attracting predators of the species of concern, the project site shall be kept as clean of debris as possible. All food-related trash items shall be enclosed in sealed containers and regularly removed from the site(s).
>
> 14. Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans. Construction limits will be fenced with an orange snow screen. Exclusion fencing should be maintained until the completion of all construction activities. Employees shall be instructed that their activities are restricted to the construction areas.

Additionally, in accordance with the MSHCP the Counties and Cities have agreed to following long-term obligations, which are required for all Projects.

> *A. Adopt and maintain ordinances or resolutions as necessary, and amend their General Plans as appropriate, to implement the requirements and to fulfill the purposes of the Permits, the MSHCP and the IA for private and public Development projects. Such requirements include:* ***(1)*** *the collection of Local Development Mitigation Fees and other relevant fees as set forth in Section 8.5 of this document;* ***(2)*** *compliance with the HANS process or equivalent process to ensure application of the Criteria and thus, satisfaction of the local acquisition obligation;* ***(3)*** *compliance with the policies for the Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools, set forth in Section 6.1.2 of this document;* ***(4)*** *compliance with the policies for the Protection of Narrow Endemic Plant Species set forth in Section 6.1.3 of this document;* ***(5)*** *compliance with survey requirements as set forth in Section 6.3.2 of this document;* ***(6)*** *require Urban/Wildlands Interface Guidelines compliance as set forth in Section 6.1.4 of this document; and* ***(7)*** *compliance with the Best Management Practices and the siting and design criteria as set forth in Section 7.0 and Appendix C of this document. The County and the Cities shall transmit to the RCA and the*

Wildlife Agencies relevant documents showing adoption and/or execution of the Implementation Mechanisms and any subsequent amendments thereto.

B. Transmit any collected Local Development Mitigation Fees, other appropriate fees and associated interest as described in Section 8.5 of this document to the RCA at least quarterly.

C. Contribute to Plan implementation and Reserve Assembly as determined appropriate by the affected Permittee for County and City public projects, including but not limited to any one or any combination of the following: 1) acquisition of replacement Habitat at a 1:1 ratio that is Biologically Equivalent or Superior to the property being disturbed; or 2) payment of the Local Development Mitigation Fees as established for commercial and industrial Development. Such contribution shall occur prior to impacts to Covered Species and their Habitats.

D. Participate as a member agency in the RCA as set forth in Section 6.6.2 of this document.

E. Notify the RCA, through the Joint Project/Acquisition Review Process set forth in Section 6.6.2 of this document, of proposed Discretionary Projects within the Criteria Area and participate in any further requirements imposed by that section.

F. Take all necessary and appropriate actions, following applicable land use permit enforcement procedures and practices, to enforce the terms of project approvals for public and private projects, including compliance with the MSHCP, the Permits and the IA.

G. Carry out all other applicable requirements of the MSHCP, the IA and the Permits. Notwithstanding the foregoing, nothing within the MSHCP or the IA shall be construed to require any local government to provide funding, or any other form of compensation, beyond the fees collection, dedicated lands required pursuant to the IA and the MSHCP or other mitigation agreed to by the appropriate Parties, consistent with the terms and conditions of the MSHCP.

H. Manage MSHCP Conservation Area property or conservation easements owned or leased by the County or respective City pursuant to Sections 5.0 and 8.0 of this document.

I. Participate as a member of the RMOC as set forth in Section 6.6.4 of this document.

As such, the Project will be required to implement these standard procedures.

SECTION 4.0 - CONCLUSIONS AND RECOMMENDATIONS

Based on the literature review and personal observations made in the project site and immediate vicinity, no State and/or federally listed threatened or endangered species are documented/or expected to occur within the Project site. Additionally, no plant species with the California Rare Plant Rank (CRPR) of 1 or 2 were observed on-site or documented/expected to occur on-site. No other sensitive species were observed within the project area or buffer area.

Jurisdictional Delineation

There are no streams, channels, washes, or swales that meet the definitions of Section 1600 of the State of California Fish and Game Code (FGC) under the jurisdiction of the CDFW, Section 401 ("Waters of the

State") of the Clean Water Act (CWA) under the jurisdiction of the Regional Water Quality Control Board (RWQCB), or "Waters of the United States" (WoUS) as defined by Section 404 of the CWA under the jurisdiction of the U.S. Army Corps of Engineers (Corps) within the subject parcel. Therefore, no permit from any regulatory agency will be required.

MSHCP Consistency

The site is not mapped within a criteria cell or subunit. The Project is also consistent with the MSHCP policies found in Section 6 which include Riparian/Riverine Areas/ Vernal Pools; Narrow Endemic Plant Species; Urban/Wildlands Interface; and Surveys for Special Status Species. The site is not located within an area mapped for Narrow Endemic, Criteria Area Species, Special Status Species, Riparian/Riverine/Vernal Pools, and Urban/Wildlife Interface. The site is within an area for burrowing owl surveys, the results of which were negative. Therefore, the Project is consistent with MSCHP policies and conditions.

Nesting Birds

Since there is some habitat within the immediate surrounding area that is suitable for nesting birds in general, the following mitigation measure should be implemented if any future construction is proposed:

> To avoid impacts to nesting birds (common, migratory, and special status) regardless of the time of year during the nesting season, a qualified Avian Biologist retained by the Project applicant will conduct pre-construction Nesting Bird Surveys (NBS) within 3 days prior to Project-related disturbance within the entire Project site and a 300-foot buffer around the Project site at the appropriate time of day/night, during appropriate weather conditions to nestable vegetation to identify any active nests. Surveys shall encompass all suitable areas including trees, shrubs, bare ground, burrows and cavities. If no active nests are found, no further action will be required. If a nest is suspected, but not confirmed, the qualified avian biologist shall establish a disturbance-free buffer until additional surveys can be completed prior to the commencement of ground disturbing Project activities. If an active nest is found, the qualified avian biologist will set appropriate no-work buffers around the nest which will be based upon the nesting species, its sensitivity to disturbance, nesting stage, and expected types, intensity, and duration of the disturbance. If a nest is observed, but thought to be inactive, the qualified avian biologist shall monitor the nest for one hour (four hours for raptors) prior to approaching the nest to determine status. The qualified avian biologist shall not risk failure of the nest to determine the exact location or status and shall make every effort to limit the nest to potential predation as a result of the survey/monitoring efforts (e.g., limit number of surveyors, limit time spent at/near the nest, scan the site for potential nest predators before approaching, immediately depart nest area if indicators of stress or agitation are displayed). The buffer shall be of a distance to ensure avoidance of adverse effects to the nesting bird. The qualified avian biologist shall use their best professional judgement regarding the monitoring period and whether approaching the nest is appropriate. The nests and buffer zones shall be field-checked daily weekly by a qualified biological monitor. The approved no-work buffer zone shall be clearly marked in the field, within which no disturbance activity shall commence until the qualified biologist has determined the young birds have successfully fledged and the nest is inactive.

Burrowing Owls

The Project site does contain low quality habitat for this species. As such protocol surveys were completed and were found to be negative. To prevent any potential impacts to this species, pre-construction surveys are required prior to any ground disturbance. The following mitigation measure should be implemented.

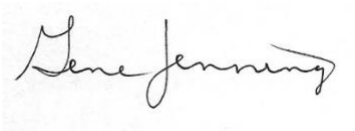
> A Pre-Construction Burrowing Owl Survey shall be conducted by a qualified biologist no more than 30-days prior to any ground disturbance activities. Surveys shall be completed following the recommendationsand guidelines provided within the Burrowing Owl Survey Instructions for the Western Riverside MSHCP (RCA, 2006). Surveys should be conducted during weather that is conducive to observing owls outside their burrows and detecting burrowing owl sign. Surveys will not be accepted if they are conducted during rain, high winds (> 20 mph), dense fog, or temperatures over 90 °F. Surveys should be conducted in the morning one hour before sunrise to two hours after sunrise or in the early evening two hours before sunset to one hour after sunset. Count and map all burrowing owl sightings, occupied burrows, and burrows with owl sign. Record the location of all owls including numbers of pairs and juveniles and any behavior such as courtship and mating. Map the extent of all suitable habitat. It should be noted that owl sign may not be detectable if surveys are conducted within 5 days following rain.

Certification

I hereby certify that the statements furnished herein, and in the attached exhibits present data and information required for this analysis to the best of my ability, and the facts, statements, and information presented are true and correct to the best of my knowledge and belief. This report was prepared in accordance with professional requirements and standards. Fieldwork conducted for this assessment was performed by me. I certify that I have not signed a non-disclosure or consultant confidentiality agreement with the project proponent and that I have no financial interest in the project.

Please do not hesitate to contact me at 909-534-4547 should you have any questions or require further information.

Sincerely,



Gene Jennings
Principal/Regulatory Specialist

Appendices:

- Appendix A – Figures
- Appendix B – Site Photos
- Appendix C – Regulatory Framework
- Appendix D – Tables

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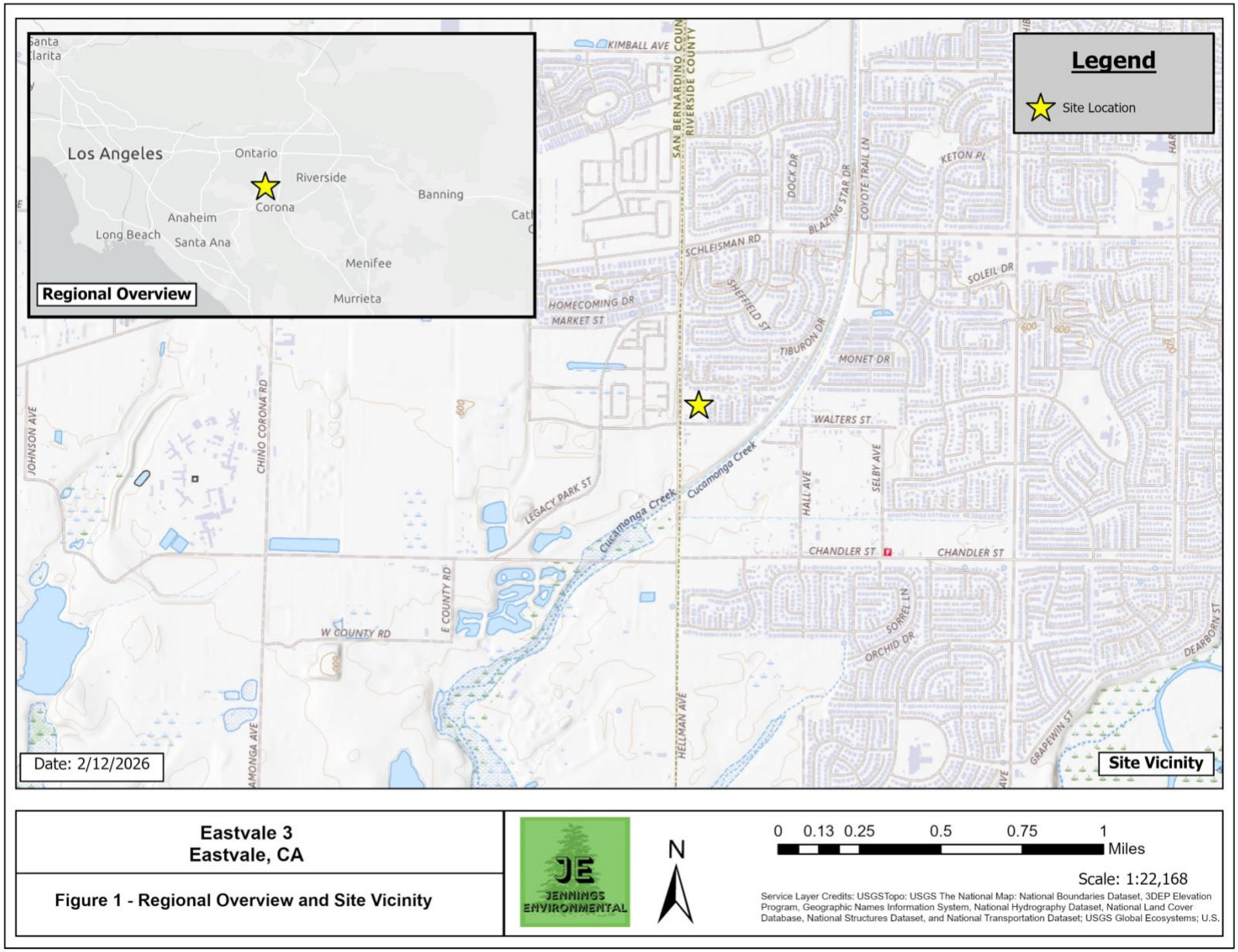
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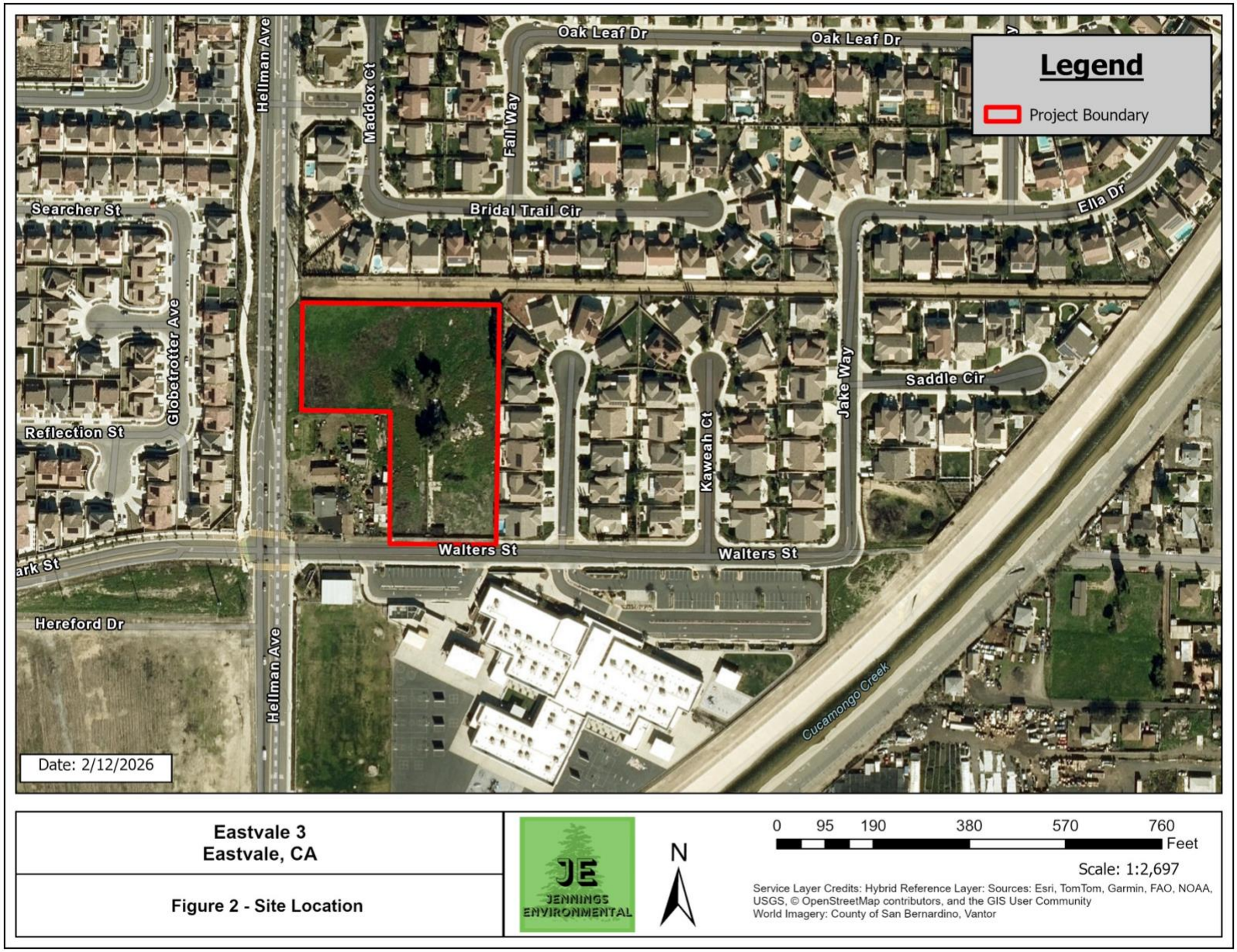
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Appendix A - Figures


Legend
Site Location
Regional Overview
Los Angeles
Ontario
Riverside
Corona
Banning
Anaheim
Long Beach
Santa Ana
Menifee
Murrieta
KIMBALL AVE
SAN BERNARDINO COUNTY
RIVERSIDE COUNTY
DOCK DR
BLAZING STAR DR
COYOTE TRAIL LN
KETON PL
SCHLEISMAN RD
SOLEIL DR
SHEFFIELD ST
HOMECOMING DR
MARKET ST
TIBURON DR
MONET DR
WALTERS ST
JOHNSON AVE
CHINO CORONA RD
LEGACY PARK ST
Cucamonga Creek
HALL AVE
SELBY AVE
CHANDLER ST
SORREL LN
ORCHID DR
DEARBORN ST
W COUNTY RD
E COUNTY RD
HELLMAN AVE
GRAPEWIN ST
Date: 2/12/2026
Site Vicinity
Eastvale 3
Eastvale, CA
Figure 1 - Regional Overview and Site Vicinity
JE
JENNINGS ENVIRONMENTAL
N
0 0.13 0.25 0.5 0.75 1
Miles
Scale: 1:22,168
Service Layer Credits: USGSTopo: USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S.


Legend
Project Boundary
Oak Leaf Dr
Oak Leaf Dr
Hellman Ave
Maddox Ct
Fall Way
Bridal Trail Cir
Ella Dr
Searcher St
Globetrotter Ave
Reflection St
Jake Way
Saddle Cir
Kaweah Ct
Walters St
Walters St
Hereford Dr
Hellman Ave
Cucamonga Creek
Date: 2/12/2026
Eastvale 3
Eastvale, CA
Figure 2 - Site Location
JE
JENNINGS ENVIRONMENTAL
N
0 95 190 380 570 760
Feet
Scale: 1:2,697
Service Layer Credits: Hybrid Reference Layer: Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community
World Imagery: County of San Bernardino, Vantor

Appendix B - Photos

	Photo 1 – Northwest corner of parcel, facing east.
	Photo 2 – Northwest corner of parcel, facing southeast.

	Photo 3 – Northwest corner of parcel, facing south.
	Photo 4 – Northwest corner of parcel, facing southeast.

Appendix C – Regulatory Framework

1.1 FEDERAL JURISDICTION

1.1.1 United States Army Corps of Engineers

Activities within inland streams, wetlands, and riparian areas in California are regulated by agencies at the federal, state, and regional levels. At the federal level, the U.S. Army Corps of Engineers (USACE) Regulatory Program regulates activities within wetlands and waters of the US pursuant to Section 404 of the Federal Clean Water Act (CWA).

At the state level, the California Department of Fish and Wildlife (CDFW) regulates activities within the bed, bank, and associated habitat of a stream under the Fish and Game Code §§ 1600–1616. The California State Water Resources Board (SWRB) delegates authority at the regional level to Regional Water Quality Control Boards (RWQCB) that are responsible for regulating discharge into waters of the US under Section 401 of the federal CWA and waters of the State under the California Porter-Cologne Water Quality Act.

The CWA was implemented to maintain and restore the chemical, physical, and biological integrity of the Waters of the United States (33 Code of Federal Regulations [CFR] Part 328 Section 328.3). "Waters of the US" are defined as follows:

> **§ 328.3 Definitions.**
> For the purpose of this regulation these terms are defined as follows:
> (a) *Waters of the United States* means:
> (1) Waters which are:
> (i) Currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide;
> (ii) The territorial seas; or
> (iii) Interstate waters, including interstate wetlands;
> (2) Impoundments of waters otherwise defined as waters of the United States under this definition, other than impoundments of waters identified under paragraph (a)(5) of this section;
> (3) Tributaries of waters identified in paragraph (a)(1) or (2) of this section:
> (i) That are relatively permanent, standing or continuously flowing bodies of water; or
> (ii) That either alone or in combination with similarly situated waters in the region, significantly affect the chemical, physical, or biological integrity of waters identified in paragraph (a)(1) of this section;
> (4) Wetlands adjacent to the following waters:
> (i) Waters identified in paragraph (a)(1) of this section; or
> (ii) Relatively permanent, standing or continuously flowing bodies of water identified in paragraph (a)(2) or (a)(3)(i) of this section and with a continuous surface connection to those waters; or

(iii) Waters identified in paragraph (a)(2) or (3) of this section when the wetlands either alone or in combination with similarly situated waters in the region, significantly affect the chemical, physical, or biological integrity of waters identified in paragraph (a)(1) of this section;

(5) Intrastate lakes and ponds, streams, or wetlands not identified in paragraphs (a)(1) through (4) of this section:

(i) That are relatively permanent, standing or continuously flowing bodies of water with a continuous surface connection to the waters identified in paragraph (a)(1) or (a)(3)(i) of this section; or

(ii) That either alone or in combination with similarly situated waters in the region, significantly affect the chemical, physical, or biological integrity of waters identified in paragraph (a)(1) of this section.

(b) The following are not ''waters of the United States'' even where they otherwise meet the terms of paragraphs (a)(2) through (5) of this section:

(1) Waste treatment systems, including treatment ponds or lagoons, designed to meet the requirements of the Clean Water Act;

(2) Prior converted cropland designated by the Secretary of Agriculture The exclusion would cease upon a change of use, which means that the area is no longer available for the production of agricultural commodities. Notwithstanding the determination of an area's status as prior converted cropland by any other Federal agency, for the purposes of the Clean Water Act, the final authority regarding Clean Water Act jurisdiction remains with EPA;

(3) Ditches (including roadside ditches) excavated wholly in and draining only dry land and that do not carry a relatively permanent flow of water;

(4) Artificially irrigated areas that would revert to dry land if the irrigation ceased;

(5) Artificial lakes or ponds created by excavating or diking dry land to collect and retain water and which are used exclusively for such purposes as stock watering, irrigation, settling basins, or rice growing;

(6) Artificial reflecting or swimming pools or other small ornamental bodies of water created by excavating or diking dry land to retain water for primarily aesthetic reasons;

(7) Waterfilled depressions created in dry land incidental to construction activity and pits excavated in dry land for the purpose of obtaining fill, sand, or gravel unless and until the construction or excavation operation is abandoned and the resulting body of water meets the definition of waters of the United States; and

(8) Swales and erosional features (*e.g.,* gullies, small washes) characterized by low volume, infrequent, or short duration flow.

(c) In this section, the following definitions apply:

(1) *Wetlands* means those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically
adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.
(2) *Adjacent* means bordering, contiguous, or neighboring. Wetlands separated from other waters of the United States by man-made dikes or barriers, natural river berms, beach dunes, and the like are ''adjacent wetlands.''
(3) *High tide line* means the line of intersection of the land with the water's surface at the maximum height reached by a rising tide. The high tide line may be determined, in the absence of actual data, by a line of oil or scum along shore objects, a more or less continuous deposit of fine shell or debris on the foreshore or berm, other physical markings or characteristics, vegetation lines, tidal gages, or other suitable means that delineate the general height reached by a rising tide. The line encompasses spring high tides and other high tides that occur with periodic frequency but does not include storm surges in which there is a departure from the normal or predicted reach of the tide due to the piling up of water against a coast by strong winds such at those accompanying a hurricane or other intense storm.
(4) *Ordinary high water mark* means that line on the shore established by the fluctuations of water and indicated by physical characteristics such as clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas.
(5) *Tidal waters* means those waters that rise and fall in a predictable and measurable rhythm or cycle due to the gravitational pulls of the moon and sun. Tidal waters end where the rise and fall of the water surface can no longer be practically measured in a predictable rhythm due to masking by hydrologic, wind, or other effects.
(6) *Significantly affect* means a material influence on the chemical, physical, or biological integrity of waters identified in paragraph (a)(1) of this section. To determine whether waters, either alone or in combination with similarly situated waters in the region, have a material influence on the chemical, physical, or biological integrity of waters identified in paragraph (a)(1) of this section, the
functions identified in paragraph (c)(6)(i) of this section will be assessed and the factors identified in paragraph (c)(6)(ii) of this section will be considered:

(i) Functions to be assessed:

(A) Contribution of flow;
(B) Trapping, transformation, filtering, and transport of materials (including nutrients, sediment, and other pollutants);
(C) Retention and attenuation of floodwaters and runoff;
(D) Modulation of temperature in waters identified in paragraph (a)(1) of this section; or
(E) Provision of habitat and food resources for aquatic species located in waters identified in paragraph (a)(1) of this section;

(ii) Factors to be considered:
(A) The distance from a water identified in paragraph (a)(1) of this section;
(B) Hydrologic factors, such as the frequency, duration, magnitude, timing, and rate of hydrologic connections, including shallow subsurface flow;
(C) The size, density, or number of waters that have been determined to be similarly situated;
(D) Landscape position and geomorphology; an
(E) Climatological variables such as temperature, rainfall, and snowpack.

1.2 STATE JURISDICTION

The State of California (State) regulates discharge of material into waters of the State pursuant to Section 401 of the CWA as well as the California Porter-Cologne Water Quality Control Act (Porter-Cologne; California Water Code, Division 7, §13000 et seq.). Waters of the State are defined by Porter-Cologne as "any surface water or groundwater, including saline waters, within the boundaries of the state" (Water Code Section 13050(e)). Waters of the State broadly includes all waters within the State's boundaries (public or private), including waters in both natural and artificial channels.

1.2.1 Regional Water Quality Control Board

Under Porter-Cologne, the State Water Resources Control Board (SWRCB) and the local Regional Water Quality Control Boards (RWQCB) regulate the discharge of waste into waters of the State. Discharges of waste include "fill, any material resulting from human activity, or any other 'discharge' that may directly or indirectly impact 'waters of the state.'" Porter-Cologne reserves the right for the State to regulate activities that could affect the quantity and/or quality of surface and/or groundwaters, including isolated wetlands, within the State. Wetlands were defined as waters of the State if they demonstrated both wetland hydrology and hydric soils. Waters of the State determined to be jurisdictional for these purposes require, if impacted, waste discharge requirements (WDRs).

When an activity results in fill or discharge directly below the OHWM of jurisdictional waters of the United States (federal jurisdiction), including wetlands, a CWA Section 401 Water Quality Certification is required. If a proposed project is not subject to CWA Section 401 certification but involves activities that may result in a discharge to waters of the State, the project may still be regulated under Porter-Cologne and may be subject to waste discharge requirements. In cases where waters apply to both CWA and Porter-Cologne, RWQCB may consolidate permitting requirements to one permit.

1.2.2 California Department of Fish and Wildlife

Pursuant to Division 2, Chapter 6, Sections 1600-1602 of the California Fish and Game Code, the California Department of Fish and Wildlife (CDFW) regulates all diversions, obstructions, or changes to the natural flow or bed, channel, or bank of any river, stream, or lake, which supports fish or wildlife.

CDFW defines a "stream" (including creeks and rivers) as "a body of water that flows at least periodically or intermittently through a bed or channel having banks and supports fish or other aquatic life. This includes watercourses having surface or subsurface flow that supports or has supported riparian vegetation" (California Code of Regulations, Title 14, Section 1.72). The jurisdiction of CDFW may include areas in or near intermittent streams, ephemeral streams, rivers, creeks, dry washes, sloughs, blue-line streams that are indicated on USGS maps, watercourses that may contain subsurface flows, or within the flood plain of a water body. CDFW's definition of "lake" includes "natural lakes or man-made reservoirs." CDFW limits of jurisdiction typically include the maximum extents of the uppermost bank-to-bank distance and/or the outermost extent of riparian vegetation dripline, whichever measurement is greater.

In a CDFW guidance of stream processes and forms in dryland watersheds (Vyverberg 2010), streams are identified as having one or more channels that may all be active or receive water only during some high flow event. Subordinate features, such as low flow channels, active channels, banks associated with secondary channels, floodplains, and stream-associated vegetation, may occur within the bounds of a single, larger channel. The water course is defined by the topography or elevations of land that confine a stream to a definite course when its waters rise to their highest level. A watercourse is defined as a stream with boundaries defined by the maximal extent or expression on the landscape even though flow may otherwise be intermittent or ephemeral.

Artificial waterways such as ditches (including roadside ditches), canals, aqueducts, irrigation ditches, and other artificially created water conveyance systems also may be under the jurisdiction of CDFW. CDFW may claim jurisdiction over these features based on the presence of habitat characteristics suitable to support aquatic life, riparian vegetation, and/or stream-dependent terrestrial wildlife. As with natural waterways, the limit of CDFW jurisdiction of

artificial waterways includes the uppermost bank-to-bank distance and/or the outermost extent of riparian vegetation dripline, whichever measurement is greater.

CDFW does not have jurisdiction over wetlands but has jurisdiction to protect against a net loss of wetlands. CDFW supports the wetland criteria recognized by USFWS; one or more indicators of wetland conditions must exist for wetlands conditions to be considered present. The following is the USFWS accepted definition of a wetland:

> Wetlands are lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water. For purposes of this classification, wetlands must have one or more of the following three attributes: (1) at least periodically, the lands supports hydrophytes, (2) the substrate is predominantly undrained hydric soil; and (3) the substrate is nonsoil and is saturated withwater or covered by shallow water at some time during the growing season of each year (Cowardin et al. 1979).

In A Clarification of the U.S. Fish and Wildlife Service's Wetland Definition (Tiner 1989), the USFWS definition was further clarified "that in order for any area to be classified as wetland by the Service, the area must be periodically saturated or covered by shallow water, whether wetland vegetation and/or hydric soils are present or not; this hydrologic requirement is addressed in the first sentence of the definition." When considering whether an action would result in a net loss of wetlands, CDFW will extend jurisdiction to USFWS-defined wetland conditions where such conditions exist within the riparian vegetation that is associated with a stream or lake and does not depend on whether those features meet the three-parameter USACE methodology of wetland determination. If impacts to wetlands under the jurisdiction of CDFW are unavoidable, a mitigation plan will be implemented in coordination with CDFW to support the CDFW policy of "no net loss" of wetland habitat.

Appendix D – Tables

Table 1. Species Observed On-Site

Common Name	Scientific Name
Plants	
Cheeseweed	*Malva parviflora*
Alfalfa	*Medicago sativa*
Short-pod mustard	*Hirschfeldia incana*
Lambs quarters	*Chenopodium album*
Lemon gum	*Corymbia citriodora*
Tree tobacco	*Nicotiana glauca*
Tumbleweed	*Salsola tragus*
Telegraph weed	*Heterotheca grandiflora*
Jimson weed	*Datura stramonium*
Birds	
Common raven	*Corvus corax*
American kestrel	*Falco sparverius*
American robin	*Turdus migratorius*
House finch	*Haemorhous mexicanus*
House sparrow	*Passer domesticus*
Mourning dove	*Zenaida macroura*
Western meadowlark	*Sturnella neglecta*
Red-tailed hawk	*Buteo jamaicensis*
Black phoebe	*Sayornis nigricans*
Say's phoebe	*Sayornis saya*
American pipit	*Anthus rubescens*

Table 2 – CNDDB Potential to Occur for the *Corona North, Ontario, Guasti, and Prado Dam* Quadrangles

Scientific Name	Common Name	Federal/State Status	Other Status	Habitat	Potential to Occur
Abronia villosa var. aurita	chaparral sand-verbena	None, None	G5T2?, S2, 1B.1	Chaparral, coastal scrub, desert dunes. Sandy areas. -60-1570 m.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Actinemys pallida	southwestern pond turtle	Proposed Threatened, None	G2, SNR, CDFW-SSC	Slow-moving streams, rivers, lakes, ponds, and wetlands from sea level to 6,500 feet in Southern California and Baja California	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Agelaius tricolor	tricolored blackbird	None, Threatened	G3, S2, CDFW-SSC	Highly colonial species, most numerous in Central Valley and vicinity. Largely endemic to California. Requires open water, protected nesting substrate, and foraging area with insect prey within a few km of the colony.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Aimophila ruficeps canescens	southern California rufous-crowned sparrow	None, None	G5T3, S4, CDFW-WL	Resident in Southern California coastal sage scrub and sparse mixed chaparral. Frequents relatively steep, often rocky hillsides with grass and forb patches.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.

Scientific Name	Common Name	Federal/State Status	Other Status	Habitat	Potential to Occur
Ammodramus savannarum	grasshopper sparrow	None, None	G5, S3, CDFW-SSC	Dense grasslands on rolling hills, lowland plains, in valleys and on hillsides on lower mountain slopes. Favors native grasslands with a mix of grasses, forbs and scattered shrubs. Loosely colonial when nesting.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Anniella stebbinsi	Southern California legless lizard	None, None	G3, S3, CDFW-SSC	Generally south of the Transverse Range, extending to northwestern Baja California. Occurs in sandy or loose loamy soils under sparse vegetation. Disjunct populations in the Tehachapi and Piute Mountains in Kern County. Variety of habitats; generally in moist, loose soil. They prefer soils with a high moisture content.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Antrozous pallidus	pallid bat	None, None	G4, S3, CDFW-SSC	Deserts, grasslands, shrublands, woodlands and forests. Most common in open, dry	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.

Scientific Name	Common Name	Federal/State Status	Other Status	Habitat	Potential to Occur
				habitats with rocky areas for roosting. Roosts must protect bats from high temperatures. Very sensitive to disturbance of roosting sites.	
Aquila chrysaetos	golden eagle	None, None	G5, S3, CDFW-FP	Rolling foothills, mountain areas, sage-juniper flats, and desert. Cliff-walled canyons provide nesting habitat in most parts of range; also, large trees in open areas.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Arizona elegans occidentalis	California glossy snake	None, None	G5T2, S2, CDFW-SSC	Patchily distributed from the eastern portion of San Francisco Bay, southern San Joaquin Valley, and the Coast, Transverse, and Peninsular ranges, south to Baja California. Generalist reported from a range of scrub and grassland habitats, often with loose or sandy soils.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Artemisiospiza belli belli	Bell's sparrow	None, None	G5T2T3, S3, CDFW-WL	Nests in chaparral dominated by fairly dense stands of chamise. Found in coastal sage scrub in south of range. Nest	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.

Scientific Name	Common Name	Federal/State Status	Other Status	Habitat	Potential to Occur
				located on the ground beneath a shrub or in a shrub 6-18 inches above ground. Territories about 50 yds apart.	
Asio otus	long-eared owl	None, None	G5, S3?, CDFW-SSC	Riparian bottomlands grown to tall willows and cottonwoods; also, belts of live oak paralleling stream courses. Require adjacent open land, productive of mice and the presence of old nests of crows, hawks, or magpies for breeding.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Aspidoscelis hyperythra	orange-throated whiptail	None, None	G5, S2S3, CDFW-WL	Inhabits low-elevation coastal scrub, chaparral, and valley-foothill hardwood habitats. Prefers washes and other sandy areas with patches of brush and rocks. Perennial plants necessary for its major food: termites.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Astragalus brauntonii	Braunton's milk-vetch	Endangered, None	G2, S2, 1B.1	Chaparral, coastal scrub, valley and foothill grassland. Recent burns or disturbed areas;	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.

Scientific Name	Common Name	Federal/State Status	Other Status	Habitat	Potential to Occur
				usually on sandstone with carbonate layers. Soil specialist; requires shallow soils to defeat pocket gophers and open areas, preferably on hilltops, saddles or bowls between hills. 3-640 m.	
Astur cooperii	Cooper's hawk	None, None	G5, S4, CDFW-WL	Woodland, chiefly of open, interrupted or marginal type. Nest sites mainly in riparian growths of deciduous trees, as in canyon bottoms on river flood-plains; also, live oaks.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Athene cunicularia	burrowing owl	None, Candidate Endangered	G4, S2, CDFW-SSC	Open, dry annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation. Subterranean nester, dependent upon burrowing mammals, most notably, the California ground squirrel.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Atriplex coulteri	Coulter's saltbush	None, None	G3, S2, 1B.2	Coastal bluff scrub, coastal dunes, coastal	Suitable habitat for this species does not occur on site. As such,

Scientific Name	Common Name	Federal/State Status	Other Status	Habitat	Potential to Occur
				scrub, valley and foothill grassland. Ocean bluffs, ridgetops, as well as alkaline low places. Alkaline or clay soils. 2-460 m.	this species is considered **absent** from the Project site.
Berberis nevinii	Nevin's barberry	Endangered, Endangered	G1, S1, 1B.1	Chaparral, cismontane woodland, coastal scrub, riparian scrub. On steep, N-facing slopes or in low grade sandy washes. 90-1590 m.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Bombus crotchii	Crotch's bumble bee	None, Candidate Endangered	G2, S2	Coastal California east to the Sierra-Cascade crest and south into Mexico. Food plant genera include Antirrhinum, Phacelia, Clarkia, Dendromecon, Eschscholzia, and Eriogonum.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Bombus pensylvanicus	American bumble bee	None, None	G3G4, S2	Long-tongued; forages on a wide variety of flowers including vetches (Vicia), clovers (Trifolium), thistles (Cirsium), sunflowers (Helianthus), etc. Nests above ground under long grass or underground. Queens	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.

Scientific Name	Common Name	Federal/State Status	Other Status	Habitat	Potential to Occur
				overwinter in rotten wood or underground.	
Buteo swainsoni	Swainson's hawk	None, Threatened	G5, S4	Breeds in grasslands with scattered trees, juniper-sage flats, riparian areas, savannahs, and agricultural or ranch lands with groves or lines of trees. Requires adjacent suitable foraging areas such as grasslands, or alfalfa or grain fields supporting rodent populations.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
California Walnut Woodland	California Walnut Woodland	None, None	G2, S2.1	Cismontane woodland	This habitat type is **absent** from the Project site.
Calochortus plummerae	Plummer's mariposa-lily	None, None	G4, S4, 4.2	Coastal scrub, chaparral, valley and foothill grassland, cismontane woodland, lower montane coniferous forest. Occurs on rocky and sandy sites, usually of granitic or alluvial material. Can be very common after fire. 60-2500 m.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Calochortus weedii var. intermedius	intermediate mariposa-lily	None, None	G3G4T3, S3, 1B.2	Coastal scrub, chaparral, valley and foothill grassland. Dry, rocky	Suitable habitat for this species does not occur on site. As such,

Scientific Name	Common Name	Federal/State Status	Other Status	Habitat	Potential to Occur
				calcareous slopes and rock outcrops. 60-1575 m.	this species is considered **absent** from the Project site.
Calystegia felix	lucky morning-glory	None, None	G1, S1, 1B.1	Meadows and seeps, riparian scrub. Sometimes alkaline, alluvial. 9-205 m.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Camissoniopsis lewisii	Lewis' evening-primrose	None, None	G4, S4, 3	Cismontane woodland, Coastal bluff scrub, Coastal dunes, Coastal scrub, Valley and foothill grassland	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Campylorhynchus brunneicapillus sandiegensis	coastal cactus wren	None, None	G5T3Q, S2, CDFW-SSC	Southern California coastal sage scrub. Wrens require tall opuntia cactus for nesting and roosting.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Centromadia pungens ssp. laevis	smooth tarplant	None, None	G3G4T2, S2, 1B.1	Valley and foothill grassland, chenopod scrub, meadows and seeps, playas, riparian woodland. Alkali meadow, alkali scrub; also in disturbed places. 5-1170 m.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Chaetodipus fallax fallax	northwestern San Diego pocket mouse	None, None	G5T3T4, S3S4	Coastal scrub, chaparral, grasslands, sagebrush, etc. in western San Diego, Riverside, San	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.

Scientific Name	Common Name	Federal/State Status	Other Status	Habitat	Potential to Occur
				Bernardino, and Los Angeles Counties, inclusive of Orange County. Sandy, herbaceous areas, usually in association with rocks or coarse gravel.	
Chorizanthe parryi var. parryi	Parry's spineflower	None, None	G3T2, S2, 1B.1	Coastal scrub, chaparral, cismontane woodland, valley and foothill grassland. Dry slopes and flats; sometimes at interface of 2 vegetation types, such as chaparral and oak woodland. Dry, sandy soils. 90-1220 m.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Cladium californicum	California saw-grass	None, None	G4, S2, 2B.2	Meadows and seeps, marshes and swamps (alkaline or freshwater). Freshwater or alkaline moist habitats. -40-2150 m.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Coccyzus americanus occidentalis	western yellow-billed cuckoo	Threatened, Endangered	G5T2T3, S1	Riparian forest nester, along the broad, lower flood-bottoms of larger river systems. Nests in riparian jungles of willow, often mixed with	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.

Scientific Name	Common Name	Federal/State Status	Other Status	Habitat	Potential to Occur
				cottonwoods, with lower story of blackberry, nettles, or wild grape.	
Coleonyx variegatus abbotti	San Diego banded gecko	None, None	G5T5, S1S2, CDFW-SSC	Coastal and cismontane Southern California. Found in granite or rocky outcrops in coastal scrub and chaparral habitats.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Convolvulus simulans	small-flowered morning-glory	None, None	G4, S4, 4.2	Chaparral (openings), Coastal scrub, Valley and foothill grassland	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Coturnicops noveboracensis	yellow rail	None, None	G4, S2, CDFW-SSC	Summer resident in eastern Sierra Nevada in Mono County. Freshwater marshlands.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Crotalus ruber	red-diamond rattlesnake	None, None	G4, S3, CDFW-SSC	Chaparral, woodland, grassland, and desert areas from coastal San Diego County to the eastern slopes of the mountains. Occurs in rocky areas and dense vegetation. Needs rodent burrows, cracks in rocks or surface cover objects.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Deinandra paniculata	paniculate tarplant	None, None	G4, S4, 4.2	Coastal scrub, Valley and foothill grassland, Vernal pools	Suitable habitat for this species does not occur on site. As such,

Scientific Name	Common Name	Federal/State Status	Other Status	Habitat	Potential to Occur
					this species is considered **absent** from the Project site.
Diplectrona californica	California diplectronan caddisfly	None, None	G2, S1	Aquatic	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Dipodomys merriami parvus	San Bernardino kangaroo rat	Endangered, Endangered	G5T1, S1, CDFW-SSC	Alluvial scrub vegetation on sandy loam substrates characteristic of alluvial fans and flood plains. Needs early to intermediate seral stages.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Dipodomys stephensi	Stephens' kangaroo rat	Threatened, Threatened	G2, S3	Primarily annual and perennial grasslands, but also occurs in coastal scrub and sagebrush with sparse canopy cover. Prefers buckwheat, chamise, brome grass and filaree. Will burrow into firm soil.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Dodecahema leptoceras	slender-horned spineflower	Endangered, Endangered	G1, S1, 1B.1	Chaparral, cismontane woodland, coastal scrub (alluvial fan sage scrub). Flood deposited terraces and washes; associates include Encelia, Dalea, Lepidospartum, etc. Sandy soils. 200-765 m.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.

Scientific Name	Common Name	Federal/State Status	Other Status	Habitat	Potential to Occur
Dudleya multicaulis	many-stemmed dudleya	None, None	G2, S2, 1B.2	Chaparral, coastal scrub, valley and foothill grassland. In heavy, often clayey soils or grassy slopes. 1-910 m.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Elanus leucurus	white-tailed kite	None, None	G5, S3S4, CDFW-FP	Rolling foothills and valley margins with scattered oaks and river bottomlands or marshes next to deciduous woodland. Open grasslands, meadows, or marshes for foraging close to isolated, dense-topped trees for nesting and perching.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Empidonax traillii extimus	southwestern willow flycatcher	Endangered, Endangered	G5T2, S3	Riparian woodlands in Southern California.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Eriastrum densifolium ssp. sanctorum	Santa Ana River woollystar	Endangered, Endangered	G4T1, S1, 1B.1	Coastal scrub, chaparral. In sandy soils on river floodplains or terraced fluvial deposits. 180-705 m.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Eumops perotis californicus	western mastiff bat	None, None	G4G5T4, S3S4, CDFW-SSC	Many open, semi-arid to arid habitats, including conifer and deciduous woodlands, coastal	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.

Scientific Name	Common Name	Federal/State Status	Other Status	Habitat	Potential to Occur
				scrub, grasslands, chaparral, etc. Roosts in crevices in cliff faces, high buildings, trees and tunnels.	
Gila orcuttii	arroyo chub	None, None	G1, S2, CDFW-SSC	Native to streams from Malibu Creek to San Luis Rey River basin. Introduced into streams in Santa Clara, Ventura, Santa Ynez, Mojave and San Diego river basins. Slow water stream sections with mud or sand bottoms. Feeds heavily on aquatic vegetation and associated invertebrates.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Gonidea angulata	western ridged mussel	None, None	G3, S2	Primarily creeks and rivers and less often lakes. Originally in most of state, now extirpated from Central and Southern California.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Horkelia cuneata var. puberula	mesa horkelia	None, None	G4T1, S1, 1B.1	Chaparral, cismontane woodland, coastal scrub. Sandy or gravelly sites. 15-1645 m.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.

Scientific Name	Common Name	Federal/State Status	Other Status	Habitat	Potential to Occur
Icteria virens	yellow-breasted chat	None, None	G5, S4, CDFW-SSC	Summer resident; inhabits riparian thickets of willow and other brushy tangles near watercourses. Nests in low, dense riparian, consisting of willow, blackberry, wild grape; forages and nests within 10 ft of ground.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Juglans californica	Southern California black walnut	None, None	G4, S4, 4.2	Chaparral, Cismontane woodland, Coastal scrub, Riparian woodland	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Juncus acutus ssp. leopoldii	southwestern spiny rush	None, None	G5T5, S4, 4.2	Coastal dunes (mesic), Coastal scrub, Marshes and swamps (coastal salt), Meadows and seeps (alkaline seeps)	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Lasiurus xanthinus	western yellow bat	None, None	G4G5, S3, CDFW-SSC	Found in valley foothill riparian, desert riparian, desert wash, and palm oasis habitats. Roosts in trees, particularly palms. Forages over water and among trees.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Laterallus jamaicensis coturniculus	California black rail	None, Threatened	G3T1, S2, CDFW-FP	Inhabits freshwater marshes, wet meadows and shallow margins of	Suitable habitat for this species does not occur on site. As such,

Scientific Name	Common Name	Federal/State Status	Other Status	Habitat	Potential to Occur
				saltwater marshes bordering larger bays. Needs water depths of about 1 inch that do not fluctuate during the year and dense vegetation for nesting habitat.	this species is considered **absent** from the Project site.
Lepidium virginicum var. robinsonii	Robinson's pepper-grass	None, None	G5T3, S3, 4.3	Chaparral, coastal scrub. Dry soils, shrubland. 4-1435 m.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Lilium humboldtii ssp. ocellatum	ocellated Humboldt lily	None, None	G4T4?, S4?, 4.2	Chaparral, Cismontane woodland, Coastal scrub, Lower montane coniferous forest, Riparian woodland	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Microseris douglasii ssp. platycarpha	small-flowered microseris	None, None	G4T4, S4, 4.2	Cismontane woodland, Coastal scrub, Valley and foothill grassland, Vernal pools	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Monardella australis ssp. jokerstii	Jokerst's monardella	None, None	G4T1?, S1?, 1B.1	Lower montane coniferous forest, chapparal. Steep scree or talus slopes between breccia. Secondary alluvial benches along drainages and washes. 210-1740 m.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.

Scientific Name	Common Name	Federal/State Status	Other Status	Habitat	Potential to Occur
Muhlenbergia californica	California muhly	None, None	G4, S4, 4.3	Coastal scrub, chaparral, lower montane coniferous forest, meadows and seeps. Usually found near streams or seeps. 100-2000 m.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Muhlenbergia utilis	aparejo grass	None, None	G4, S2S3, 2B.2	Meadows and seeps, marshes and swamps, chaparral, coastal scrub, cismontane woodland. Sometimes alkaline, sometimes serpentinite. 25-2325 m.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Navarretia prostrata	prostrate vernal pool navarretia	None, None	G2, S2, 1B.2	Coastal scrub, valley and foothill grassland, vernal pools, meadows and seeps. Alkaline soils in grassland, or in vernal pools. Mesic, alkaline sites. 3-1235 m.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Neolarra alba	white cuckoo bee	None, None	GH, SH	Known only from localities in Southern California. Cleptoparasitic in the nests of perdita bees.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Neotoma lepida intermedia	San Diego desert woodrat	None, None	G5T3T4, S3S4, CDFW-SSC	Coastal scrub of Southern California from San Diego County to San Luis	Suitable habitat for this species does not occur on site. As such,

Scientific Name	Common Name	Federal/State Status	Other Status	Habitat	Potential to Occur
				Obispo County. Moderate to dense canopies preferred. They are particularly abundant in rock outcrops, rocky cliffs, and slopes.	this species is considered **absent** from the Project site.
Nyctinomops femorosaccus	pocketed free-tailed bat	None, None	G5, S3, CDFW-SSC	Variety of arid areas in Southern California; pine-juniper woodlands, desert scrub, palm oasis, desert wash, desert riparian, etc. Rocky areas with high cliffs.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Nyctinomops macrotis	big free-tailed bat	None, None	G5, S3, CDFW-SSC	Low-lying arid areas in Southern California. Need high cliffs or rocky outcrops for roosting sites. Feeds principally on large moths.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Oncorhynchus mykiss irideus pop. 10	steelhead - southern California DPS	Endangered, Endangered	G5T1Q, S1	Federal listing refers to populations from Santa Maria River south to southern extent of range (San Mateo Creek in San Diego County). Southern steelhead likely have greater physiological tolerances to warmer	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.

Scientific Name	Common Name	Federal/State Status	Other Status	Habitat	Potential to Occur
				water and more variable conditions.	
Pantosteus santaanae	Santa Ana sucker	Threatened, None	G1, S1, CDFW-SSC	Endemic to Los Angeles Basin south coastal streams. Habitat generalists, but prefer sand-rubble-boulder bottoms, cool, clear water, and algae.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Perognathus longimembris brevinasus	Los Angeles pocket mouse	None, None	G5T2, S1S2, CDFW-SSC	Lower elevation grasslands and coastal sage communities in and around the Los Angeles Basin. Open ground with fine, sandy soils. May not dig extensive burrows, hiding under weeds and dead leaves instead.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Phacelia stellaris	Brand's star phacelia	None, None	G1, S1, 1B.1	Coastal scrub, coastal dunes. Open areas. 3-370 m.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Phrynosoma blainvillii	coast horned lizard	None, None	G4, S4, CDFW-SSC	Frequents a wide variety of habitats, most common in lowlands along sandy washes with scattered low bushes. Open areas for sunning, bushes for cover, patches	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.

Scientific Name	Common Name	Federal/State Status	Other Status	Habitat	Potential to Occur
				of loose soil for burial, and abundant supply of ants and other insects.	
Polioptila californica californica	coastal California gnatcatcher	Threatened, None	G4G5T3Q, S2, CDFW-SSC	Obligate, permanent resident of coastal sage scrub below 2500 ft in Southern California. Low, coastal sage scrub in arid washes, on mesas and slopes. Not all areas classified as coastal sage scrub are occupied.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Pseudognaphalium leucocephalum	white rabbit-tobacco	None, None	G4, S2, 2B.2	Riparian woodland, cismontane woodland, coastal scrub, chaparral. Sandy, gravelly sites. 35-515 m.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Rhaphiomidas terminatus abdominalis	Delhi Sands flower-loving fly	Endangered, None	G1T1, S1,	Found only in areas of the Delhi Sands formation in southwestern San Bernardino and northwestern Riverside counties. Requires fine, sandy soils, often with wholly or partly consolidated dunes and sparse vegetation. Oviposition req. shade.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.

Scientific Name	Common Name	Federal/State Status	Other Status	Habitat	Potential to Occur
Riversidian Alluvial Fan Sage Scrub	Riversidian Alluvial Fan Sage Scrub	None, None	G1, S1.1	Coastal scrub	This habitat type is **absent** from the Project site.
Romneya coulteri	Coulter's matilija poppy	None, None	G4, S4, 4.2	Chaparral, Coastal scrub	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Setophaga petechia	yellow warbler	None, None	G5, S3, CDFW-SSC	Riparian plant associations in close proximity to water. Also nests in montane shrubbery in open conifer forests in Cascades and Sierra Nevada. Frequently found nesting and foraging in willow shrubs and thickets, and in other riparian plants including cottonwoods, sycamores, ash, and alders.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Sidalcea neomexicana	salt spring checkerbloom	None, None	G4, S2, 2B.2	Playas, chaparral, coastal scrub, lower montane coniferous forest, Mojavean desert scrub. Alkali springs and marshes. 3-2380 m.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Southern California Arroyo Chub/Santa Ana Sucker Stream	Southern California Arroyo	None, None	GNR, SNR	Inland Waters	This habitat type is **absent** from the Project site.

Scientific Name	Common Name	Federal/State Status	Other Status	Habitat	Potential to Occur
	Chub/Santa Ana Sucker Stream				
Southern Cottonwood Willow Riparian Forest	Southern Cottonwood Willow Riparian Forest	None, None	G3, S3.2	Riparian forest	This habitat type is **absent** from the Project site.
Southern Sycamore Alder Riparian Woodland	Southern Sycamore Alder Riparian Woodland	None, None	G4, S4,	Riparian woodland	This habitat type is **absent** from the Project site.
Southern Willow Scrub	Southern Willow Scrub	None, None	G3, S2.1	Riparian scrub	This habitat type is **absent** from the Project site.
Spea hammondii	western spadefoot	Proposed Threatened, None	G2G3, S3S4, CDFW-SSC	Occurs primarily in grassland habitats, but can be found in valley-foothill hardwood woodlands. Vernal pools are essential for breeding and egg-laying.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Symphyotrichum defoliatum	San Bernardino aster	None, None	G2, S2, 1B.2	Meadows and seeps, cismontane woodland, coastal scrub, lower montane coniferous forest, marshes and swamps, valley and foothill grassland. Vernally mesic grassland or near ditches, streams	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.

Scientific Name	Common Name	Federal/State Status	Other Status	Habitat	Potential to Occur
				and springs; disturbed areas. 3-2045 m.	
Thamnophis hammondii	two-striped gartersnake	None, None	G4, S3S4, CDFW-SSC	Coastal California from vicinity of Salinas to northwest Baja California. From sea to about 7,000 ft elevation. Highly aquatic, found in or near permanent fresh water. Often along streams with rocky beds and riparian growth.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Thamnophis sirtalis pop. 1	south coast gartersnake	None, None	G5T1T2, S1S2, CDFW-SSC	Southern California coastal plain from Ventura County to San Diego County, and from sea level to about 850 m. Marsh and upland habitats near permanent water with good strips of riparian vegetation.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Thysanocarpus rigidus	rigid fringepod	None, None	G2, S2, 1B.2	Pinyon and juniper woodland. Dry, rocky slopes and ridges of oak and pine woodland in arid mountain ranges. 425-2165.	Suitable habitat for this species does not occur on site. As such, this species is considered **absent** from the Project site.
Vireo bellii pusillus	least Bell's vireo	Endangered, Endangered	G5T2, S3	Summer resident of Southern California in low	Suitable habitat for this species does not occur on site. As such,

Scientific Name	Common Name	Federal/State Status	Other Status	Habitat	Potential to Occur
				riparian in vicinity of water or in dry river bottoms; below 2000 ft. Nests placed along margins of bushes or on twigs projecting into pathways, usually willow, Baccharis, mesquite.	this species is considered **absent** from the Project site.

Coding and Terms

E = Endangered T = Threatened C = Candidate FP = Fully Protected SSC = Species of Special Concern R = Rare

State Species of Special Concern: An administrative designation given to vertebrate species that appear to be vulnerable to extinction because of declining populations, limited acreages, and/or continuing threats. Raptor and owls are protected under section 3502.5 of the California Fish and Game code: "It is unlawful to take, possess or destroy any birds in the orders Falconiformes or Strigiformes or to take, possess or destroy the nest or eggs of any such bird."

State Fully Protected: The classification of Fully Protected was the State's initial effort in the 1960's to identify and provide additional protection to those animals that were rare or faced possible extinction. Lists were created for fish, mammals, amphibians and reptiles. Fully Protected species may not be taken or possessed at any time and no licenses or permits may be issued for their take except for collecting these species for necessary scientific research and relocation of the bird species for the protection of livestock.

Global Rankings (Species or Natural Community Level):

G1 = Critically Imperiled – At very high risk of extinction due to extreme rarity (often 5 or fewer populations), very steep declines, or other factors.
G2 = Imperiled – At high risk of extinction due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors.
G3 = Vulnerable – At moderate risk of extinction due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors.
G4 = Apparently Secure – Uncommon but not rare; some cause for long-term concern due to declines or other factors.
G5 = Secure – Common; widespread and abundant.
? = Uncertainty in the exact status of an element (could move up or down one direction from current rank)

Subspecies Level: Taxa which are subspecies or varieties receive a taxon rank (T-rank**)** attached to their G-rank. Where the G-rank reflects the condition of the entire species, the T-rank reflects the global situation of just the subspecies. For example: the Point Reyes mountain beaver, *Aplodontia rufa* ssp. *phaea* is ranked G5T2. The G-rank refers to the whole species range i.e., *Aplodontia rufa.* The T-rank refers only to the global condition of ssp. *phaea*.

State Ranking:

S1 = Critically Imperiled – Critically imperiled in the State because of extreme rarity (often 5 or fewer populations) or because of factor(s) such as very steep declines making it especially vulnerable to extirpation from the State.
S2 = Imperiled – Imperiled in the State because of rarity due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors making it very vulnerable to extirpation from the State.
S3 = Vulnerable – Vulnerable in the State due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors making it vulnerable to extirpation from the State.
S4 = Apparently Secure – Uncommon but not rare in the State; some cause for long-term concern due to declines or other factors.
S5 = Secure – Common, widespread, and abundant in the State.

California Rare Plant Rankings (CNPS List):

1A = Plants presumed extirpated in California and either rare or extinct elsewhere.
1B = Plants rare, threatened, or endangered in California and elsewhere.
2A = Plants presumed extirpated in California, but common elsewhere.
2B = Plants rare, threatened, or endangered in California, but more common elsewhere.
3 = Plants about which more information is needed; a review list.
4 = Plants of limited distribution; a watch list.

Threat Ranks:

.1 = Seriously threatened in California (over 80% of occurrences threatened / high degree and immediacy of threat)
.2 = Moderately threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat)
.3 = Not very threatened in California (less than 20% of occurrences threatened / low degree and immediacy of threat or no current threats known)

Michael Baker
INTERNATIONAL

APPENDIX C
HISTORICAL/ARCHAEOLOGICAL RESOURCES SURVEY REPORT

HISTORICAL/ARCHAEOLOGICAL RESOURCES SURVEY REPORT

EASTVALE 3 PROJECT AT 7500 HELLMAN AVENUE

Assessor's Parcel Numbers 144-070-016,-017, -018, and -020
City of Eastvale, Riverside County, California

For Submittal to:

City of Eastvale
Community Development Department, Planning Division
12363 Limonite Avenue, Suite 910
Eastvale, CA 91752

Prepared for:

Warmington Residential, Southern California Division
3090 Pullman Street
Costa Mesa, CA 92626

Prepared by:

CRM TECH
1016 East Cooley Drive, Suite A/B
Colton, CA 92324

Bai "Tom" Tang, Principal Investigator
Daniel Ballester, Principal Investigator

February 12, 2026
Revised March 23, 3036
CRM TECH Contract No. 4355A

Title: Historical/Archaeological Resources Survey Report: Eastvale 3 Project at 7500 Hellman Avenue, Assessor's Parcel Numbers 144-070-016, -017, -018, and -020, City of Eastvale, Riverside County, California

Authors: Bai "Tom" Tang, Principal Investigator
Elizabeth Beckner, Archaeologist/Report Writer
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Date: February 12, 2026; revised March 23, 3036

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Community Development Department, Planning Division
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Prepared for: Brian Taylor
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3090 Pullman Street
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USGS Quadrangle: Corona North, Calif., 7.5' quadrangle; T2S R7W, San Bernardino Baseline and Meridian (Rancho Jurupa land grant)

Project Size: 3.22 acres

Keywords: San Bernardino Valley region; Phase I cultural resources survey; *No Impact* on "historical resources" under CEQA

EXECUTIVE SUMMARY

Between November 2025 and February 2026, at the request of Warmington Residential, Southern California Division, CRM TECH performed a cultural resources study on 3.22 acres of vacant urban land in the City of Eastvale, Riverside County, California. The subject property of the study consists of Assessor's Parcel Numbers 144-070-016, -017, -018, and -020, located at 7500 Hellman Avenue, north of Walter Street, in a portion of the Rancho Jurupa land grant lying within what would be Section 34 of Township 2 South, Range 7 West, San Bernardino Baseline and Meridian, as depicted in the United States Geological Survey Corona North, California, 7.5' quadrangle.

The study is a part of the environmental review process for the proposed subdivision of the property for the development of 35 single-family homes. The City of Eastvale, as the lead agency for the project, required the study in compliance with the California Environmental Quality Act (CEQA). The purpose of this study is to provide the City with the necessary information and analysis to determine whether the project would cause a substantial adverse change to any "historical resources," as defined by CEQA, that may exist in or around the project area. To identify such resources, CRM TECH conducted a historical/archaeological resources records search, initiated a Sacred Lands File search, pursued historical background research, and carried out an intensive-level field survey.

Throughout the course of these research procedures, the current study encountered no "historical resources" that may be affected by the proposed project. Therefore, CRM TECH recommends to the City of Eastvale a conclusion of *No Impact* regarding "historical resources." No further cultural resources investigation is recommended for the project unless development plans undergo such changes as to include areas not covered by this study. However, if buried cultural materials are discovered during earth-moving operations associated with the project, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.

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INTRODUCTION

Between November 2025 and February 2026, at the request of Warmington Residential, Southern California Division, CRM TECH performed a cultural resources study on 3.22 acres of vacant urban land in the City of Eastvale, Riverside County, California (Figure 1). The subject property of the study consists of Assessor's Parcel Numbers 144-070-016, -017, -018, and -020, located at 7500 Hellman Avenue, north of Walter Street, in a portion of the Rancho Jurupa land grant lying within what would be Section 34 of Township 2 South, Range 7 West, San Bernardino Baseline and Meridian, as depicted in the United States Geological Survey (USGS) Corona North, California, 7.5' quadrangle (Figures 2 , 3).

The study is a part of the environmental review process for the proposed subdivision of the property for the development of 35 single-family homes. The City of Eastvale, as the lead agency for the project, required the study in compliance with the California Environmental Quality Act (CEQA; PRC §21000 et seq.). The purpose of this study is to provide the City with the necessary information and analysis to determine whether the project would cause a substantial adverse change to any "historical resources," as defined by CEQA, that may exist in or around the project area.

In order to identify such resources, CRM TECH conducted a historical/archaeological resources records search, initiated a Sacred Lands File search, pursued historical background research, and carried out an intensive-level field survey. The following report is a complete account of the methods, results, and conclusion of the study. Personnel who participated in the study are named in the appropriate sections below, and their qualifications are provided in Appendix 1.

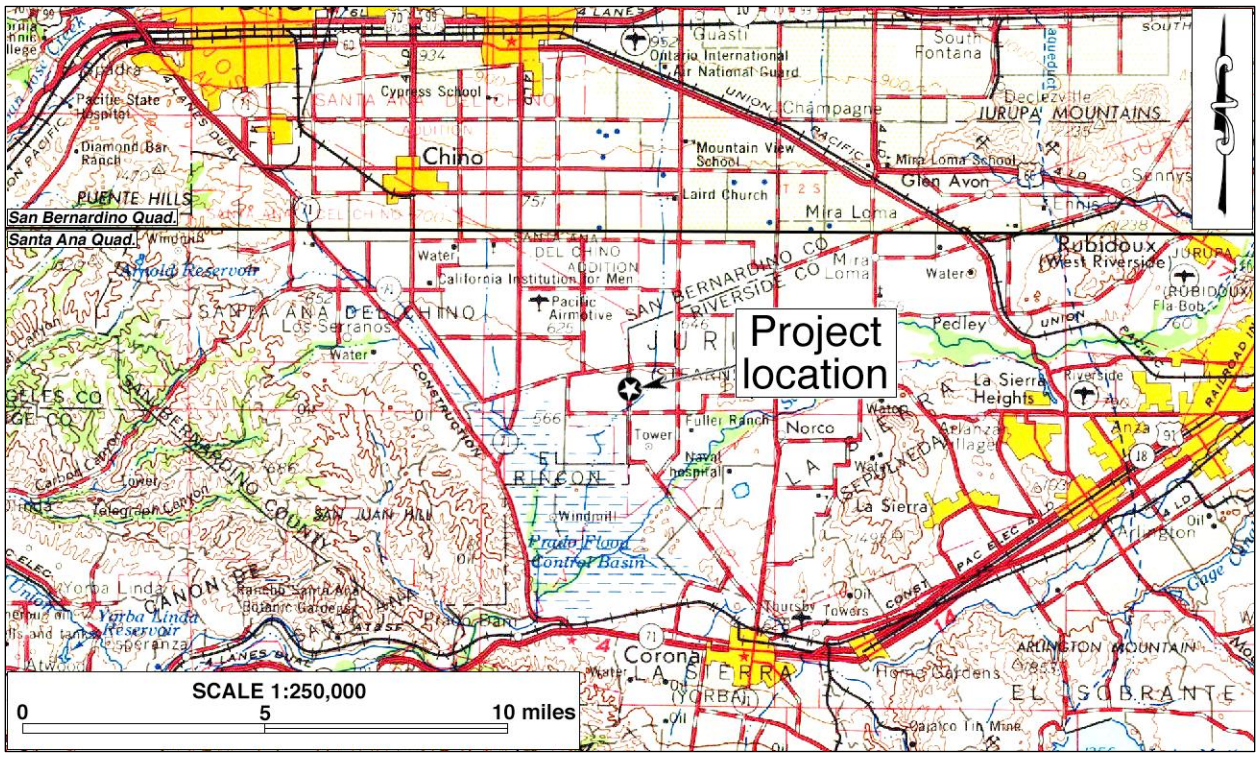


Figure 1. Project vicinity. Based on USGS San Bernardino and Santa Ana, Calif., 120'x60' quadrangles (USGS 1969; 1979).

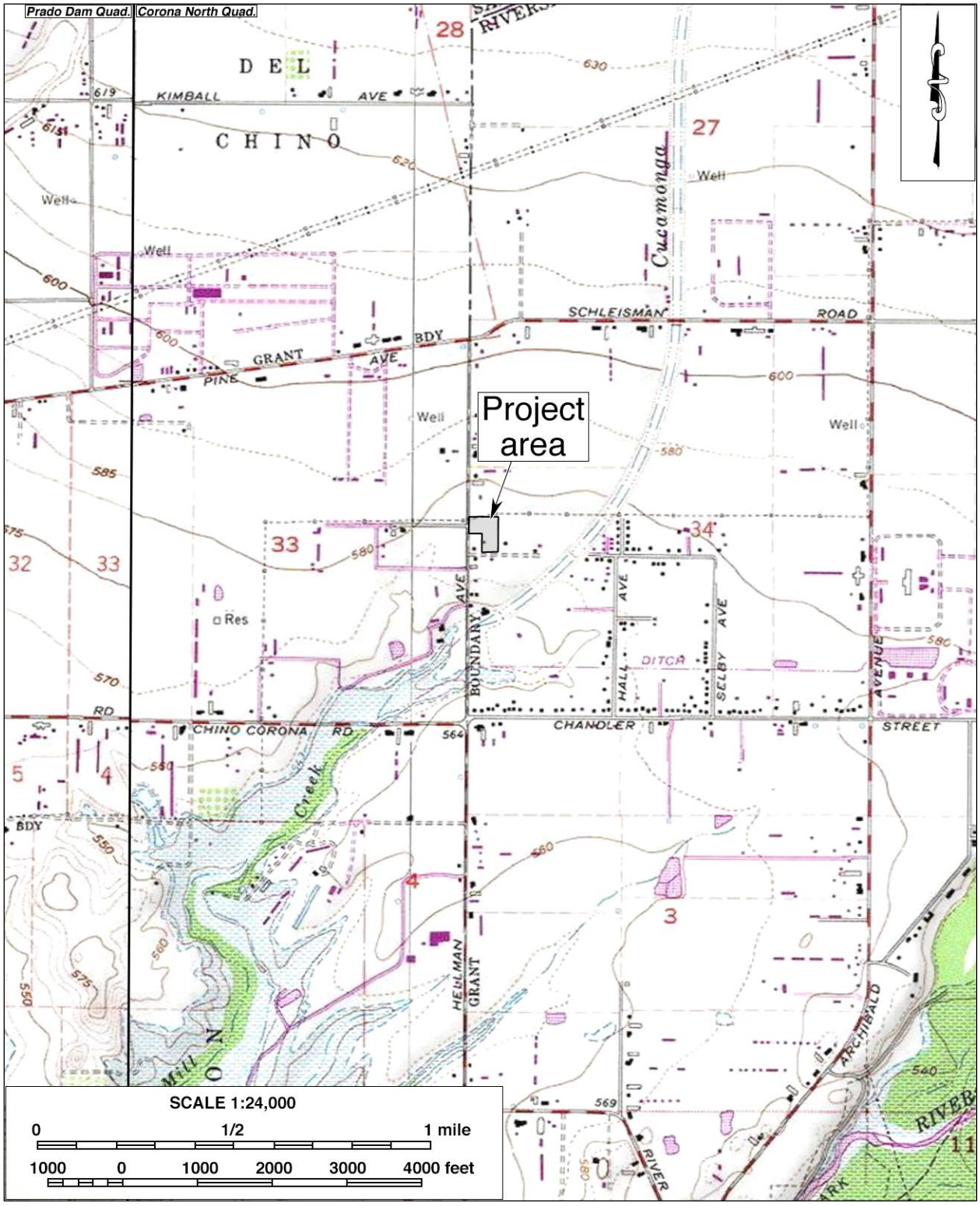


Figure 2. Project area. Based on USGS Corona North and Prado Dam, Calif., 7.5' quadrangles (USGS 1981a; 1981b).



Figure 3. Satellite image of the project area. Based on Google Earth imagery.

SETTING

CURRENT NATURAL SETTING

The City of Eastvale is located in the southern portion of the Transverse Ranges geomorphic province, where the natural landscape is characterized by an east-west trending series of steep mountain ranges and valleys (Jenkins 1980). The area lies near the southwestern rim of the San Bernardino Valley, on the gentle slope of an alluvial fan extending south from the foothills of the San Gabriel Mountains to the Santa Ana River, the main natural waterway in the valley. The Mediterranean climate of the region is typical of inland southern California lowlands, featuring hot, dry summers and mild, wet winters. The average annual rainfall in the region is approximately 12 inches, most of which typically occurs between November and March.

The L-shaped project area is situated on the western edge of the Eastvale city limits, wrapping around the northern and eastern sides of a formerly rural residential property at the northeastern corner of Hellman Avenue and Walters Street. It is surrounded by suburban residential neighborhoods on the west, north, and east, with the Rondo Elementary School of Discovery across Walters Street to the south. Elevations within the project boundaries range approximately from 573 feet to 582 feet above mean sea level, and the terrain is relatively level with a slight incline towards the north. Vegetation observed on the property includes grasses throughout, with large California pepper trees in the center of the project area. Also present on the property are several debris mounds with various types of modern trash (Figure 4).



Figure 4. Overview of the project area, view to the west. (Photograph taken on December 17, 2025)

CULTURAL SETTING

Prehistoric Context

The earliest evidence of human occupation in inland southern California was discovered below the surface of an alluvial fan in the northern portion of the Lakeview Mountains in Riverside County, overlooking the San Jacinto Valley, with radiocarbon dates clustering around 9,500 B.P. (Horne and McDougall 2008). Another site found near the shoreline of Lake Elsinore, close to the confluence of Temescal Wash and the San Jacinto River, yielded radiocarbon dates between 8,000 and 9,000 B.P. (Grenda 1997). Additional sites with isolated Archaic dart points, bifaces, and other associated lithic artifacts from the same age range have been found in the nearby Cajon Pass area, typically atop knolls with good viewsheds (Basgall and True 1985; Goodman and McDonald 2001; Goodman 2002; Milburn et al. 2008).

The cultural history of southern California has been summarized into numerous chronologies, including the works of Chartkoff and Chartkoff (1984), Warren (1984), and others. The prehistory of the inland region specifically has been addressed by O'Connell et al. (1974), McDonald, et al. (1987), Keller and McCarthy (1989), Grenda (1993), Goldberg (2001), and Horne and McDougall (2008). Although the beginning and ending dates of different cultural horizons vary in different parts of the region, the general framework of the prehistory of inland southern California can be divided into three primary periods:

- Paleoindian Period (ca. 18,000-9,000 B.P.): Native peoples of this period created fluted spearhead bases designed to be hafted to wooden shafts. The distinctive method of thinning bifaces and spearhead preforms by removing long, linear flakes leaves diagnostic Paleoindian markers at tool-making sites. Other artifacts associated with the Paleoindian toolkit include choppers, cutting tools, retouched flakes, and perforators. Sites from this period are very sparse across the landscape and most are deeply buried.
- Archaic Period (ca. 9,000-1,500 B.P.): Archaic sites are characterized by abundant lithic scatters of considerable size with many biface thinning flakes, bifacial preforms broken during manufacture, and well-made groundstone bowls and basin metates. As a consequence of making dart points, many biface thinning waste flakes were generated at individual production stations, which is a diagnostic feature of Archaic sites.
- Late Prehistoric Period (ca. 1,500 B.P.-contact): Sites from this period typically contain small lithic scatters from the manufacture of small arrow points, expedient groundstone tools such as tabular metates and unshaped manos, wooden mortars with stone pestles, acorn or mesquite bean granaries, ceramic vessels, shell beads suggestive of extensive trading networks, and steatite implements such as pipes and arrow shaft straighteners.

Ethnohistoric Context

The City of Eastvale is situated near the eastern edge of the traditional territory of the Gabrielino, a Takic-speaking people who were considered among the most populous and powerful ethnic group in aboriginal southern California (Bean and Smith 1978:538). The Gabrielino's territory spanned from San Clemente Island along the coast to the present-day San Bernardino-Riverside area and south into southern Orange County, and their influence spread as far as the San Joaquin Valley, the Colorado

River, and Baja California. The leading ethnographic sources on Gabrielino culture and history include Bean and Smith (1978), Miller (1991), and McCawley (1996). The following summary is based mainly on these sources.

Prior to European contact, native subsistence practices were defined by the varying surrounding landscape and primarily based on the cultivating and gathering of wild foods, hunting, and fishing, exploiting nearly all of the resources available in a highly developed seasonal mobility system. In inland areas, the predominant food sources included acorns, piñon nuts, other seeds, roots, wild fruits/berries, and wild onions. Medicinal and ceremonial plants such as yerba buena, elderberry, and sage were typically cultivated near villages. Common game animals included deer, antelope, rabbits, wood rats, fish, and waterfowl. Coastal Gabrielino utilized marine resources and had an advanced maritime navigation technology with an emphasis on the *ti'at*, the plank canoe used by only a handful of groups in North America (Gamble 2002).

Both inland and coastal Gabrielino populations had a variety of technological skills that they used to acquire subsistence, shelter, and medicine or to create ornaments and decorations. Common tools included manos and metates, mortars and pestles, hammerstones, fire drills, awls, arrow straighteners, and stone knives and scrapers. These lithic tools were made from locally sourced material as well as those procured through trade or travel. They also used wood, horn, and bone spoons and stirrers, as well as baskets for winnowing, leaching, grinding, transporting, parching, storing, and cooking. However, much of this material cultural, elaborately decorated, does not survive in the archaeological record. As usual, the main items found archaeologically relate to subsistence activities.

The intricacies of Gabrielino social organization are not well known, although evidence suggests the existence of a moiety system in which various clans belonged to one or the other of two main social/ cultural divisions. There also seems to have existed at least three hierarchically ordered social classes, topped with an elite consisting of the chiefs, their immediate families, and the very rich. Some individuals owned land, and property boundaries were marked by the owner's personalized symbol. Villages were politically autonomous, composed of nonlocalized lineages, each with its own leader. The dominant lineage's leader was usually the village chief, whose office was generally hereditary through the male line. Often several villages were allied under the leadership of a single chief. The villages did engage in warfare against one another, resulting in what some consider to be a state of enmity between coastal and inland Gabrielino groups.

As early as 1542, the Gabrielino were in contact with the Spanish during the historic expedition of Juan Rodríguez Cabrillo, but it was not until 1769 that the Spaniards took steps to colonize Gabrielino territory. Shortly afterwards, most of the Gabrielino people were incorporated into Mission San Gabriel and other missions in southern California. Due to forced labor, dietary deficiencies, introduced diseases, and forceful reduction, Gabrielino population dwindled rapidly. By 1900, they had almost ceased to exist as a culturally identifiable group (Bean and Smith 1978:540). In recent decades, however, there has been a renaissance of Native American activism and cultural revitalization among groups of Gabrielino descendants, including the reconstruction and utilization of *ti'at* and incorporating the ethnographic names *Kizh* and *Tongva* into official documentation (Stickel 2016).

Historic Context

The present-day northwestern Riverside County received its earliest European visitors during the early and mid-1770s, shortly after the beginning of Spanish colonization of Alta California in 1769 (Beck and Haase 1974:15). In the early 19th century, the area was known as Rancho Jurupa, one of Mission San Gabriel's principal land holdings (Gunther 1984:259). Despite these early contacts, no Europeans are known to have settled in the area until after the Mexican authorities, upon gaining independence from Spain, began to dismantle the mission system in Alta California in 1834. During the next 12 years, the former mission ranchos were surrendered to the Mexican government and subsequently divided and granted to various prominent citizens of the province. In 1838, Juan Bandini, then administrator of Mission San Gabriel, secured Rancho Jurupa for himself and became the first non-Indian to settle in the area when he built an adobe home on a bluff overlooking the Santa Ana River (*ibid.*).

In 1870, the Riverside Colony was founded on a portion of Rancho Jurupa and became the first major settlement in northwestern Riverside County. A few years later, the successful introduction of the navel orange in Riverside led to the rapid spread of citrus cultivation throughout southern California and propelled the budding town to the forefront of the thriving citrus industry. To the southwest of Riverside, the town of Corona, originally named South Riverside, was founded in 1886, during a land boom that swept through much of southern California. Closer to Eastvale, the town of Norco, whose name was coined from "North Corona," was founded in 1923, after the failure of a 1910-1911 subdivision scheme in the same area (Gunther 1984:354). Found to be unsuitable for citrus cultivation, Norco instead centered its growth on a country club, a golf course, and a 50-acre lake named Norconian that the promoters of the town built near a hot sulphur well (*ibid.*).

A late boomer in the region, Eastvale came into being as a community only in the early 2000s, in response to the ever-increasing demand for affordable housing in southern California. It was among several new communities emerging from two expansive agricultural preserves, Chino and Mira Loma, that were dominated by large dairy farms until the preserve designations were removed (County of Riverside 2003; *San Bernardino County Sentinel* 2013). Almost fully urbanized as a typical "bedroom community," Eastvale boasted a population of 53,668 in 2010, the year when the city was incorporated (USCB n.d.). The name of the city derives from the Eastvale School District, which has served the area since 1893 (Gunther 1984:170). The origin of the school district's name, however, "has not yet been revealed" (*ibid.*).

RESEARCH METHODS

RECORDS SEARCH

As the project location lies along the Riverside-San Bernardino county line, the records search for this study was conducted at the designated repositories for both counties, namely the South Central Information Center (SCIC) at San Diego State University for Riverside County and the South Central Coastal Information Center (SCCIC) at California State University, Fullerton, for San Bernardino County. The portion of the records search at the SCCIC was completed by CRM TECH archaeologist Eulices Lopez on December 18, 2025, and the portion at the SCIC was completed by CRM TECH archaeologist Dierdre Encarnación on January 13, 2026.

The records search entailed a systematic examination of the SCIC's and SCCIC's digital maps, records, and databases for previously identified cultural resources and existing cultural resources reports within a one-mile radius of the project area. Previously identified cultural resources include properties designated as California Historical Landmarks or Points of Historical Interest as well as those listed in the National Register of Historic Places, the California Register of Historical Resources, or the California Historical Resources Inventory.

SACRED LANDS FILE SEARCH

On December 2, 2025, CRM TECH submitted a written request to the State of California Native American Heritage Commission (NAHC) for a records search in the commission's Sacred Lands File. The response from the NAHC is summarized below and attached to this report in Appendix 2.

HISTORICAL BACKGROUND RESEARCH

Historical background research for this study was conducted by CRM TECH archaeologist Elizabeth Beckner. Sources consulted during the research included published literature in local history, historical maps of the Eastvale area, and aerial/satellite photographs of the project vicinity. Among the maps consulted for this study were U.S. General Land Office (GLO) land survey plat maps dated 1876-1881 and USGS topographic maps dated 1902-1981, which are available at the websites of the U.S. Bureau of Land Management and the USGS. The aerial and satellite photographs, taken in 1938-2025, are available at the Nationwide Environmental Title Research (NETR) Online website, through the Google Earth software, and from the Geospatial Collection of the University of California (Santa Barbara) Library.

FIELD SURVEY

On December 17, CRM TECH archaeologist Melissa Portilla carried out the field survey of the project area. The survey was completed at an intensive level by walking a series of parallel east-west transects spaced 15 meters (approximately 50 feet) apart and inspecting all exposed ground surfaces for any evidence of human activities dating to the prehistoric or historic period (i.e., 50 years or older). Visibility of the native soils was poor (0-5%) in most of the project area because the ground was obscured by dense vegetation. In the areas with some exposed soils, mainly underneath the trees, visibility was fair (5-10%), although much of the ground was covered in a layer of dead vegetation. Considering the history of past disturbances to the ground surface within the project area, the level of visibility was deemed to be acceptable for the purpose of this study.

RESULTS AND FINDINGS

RECORDS SEARCH

According to SCIC and SCCIC records, the project area was covered by a previous cultural resources study completed in 2018 (Brunzell and Orozco 2018; RI-10501 in Figure 5). That study was conducted on the same parcels as the current project area and included a records search and a pedestrian field survey that also utilized 15-meter transects (*ibid.*:4-5). No cultural resources were

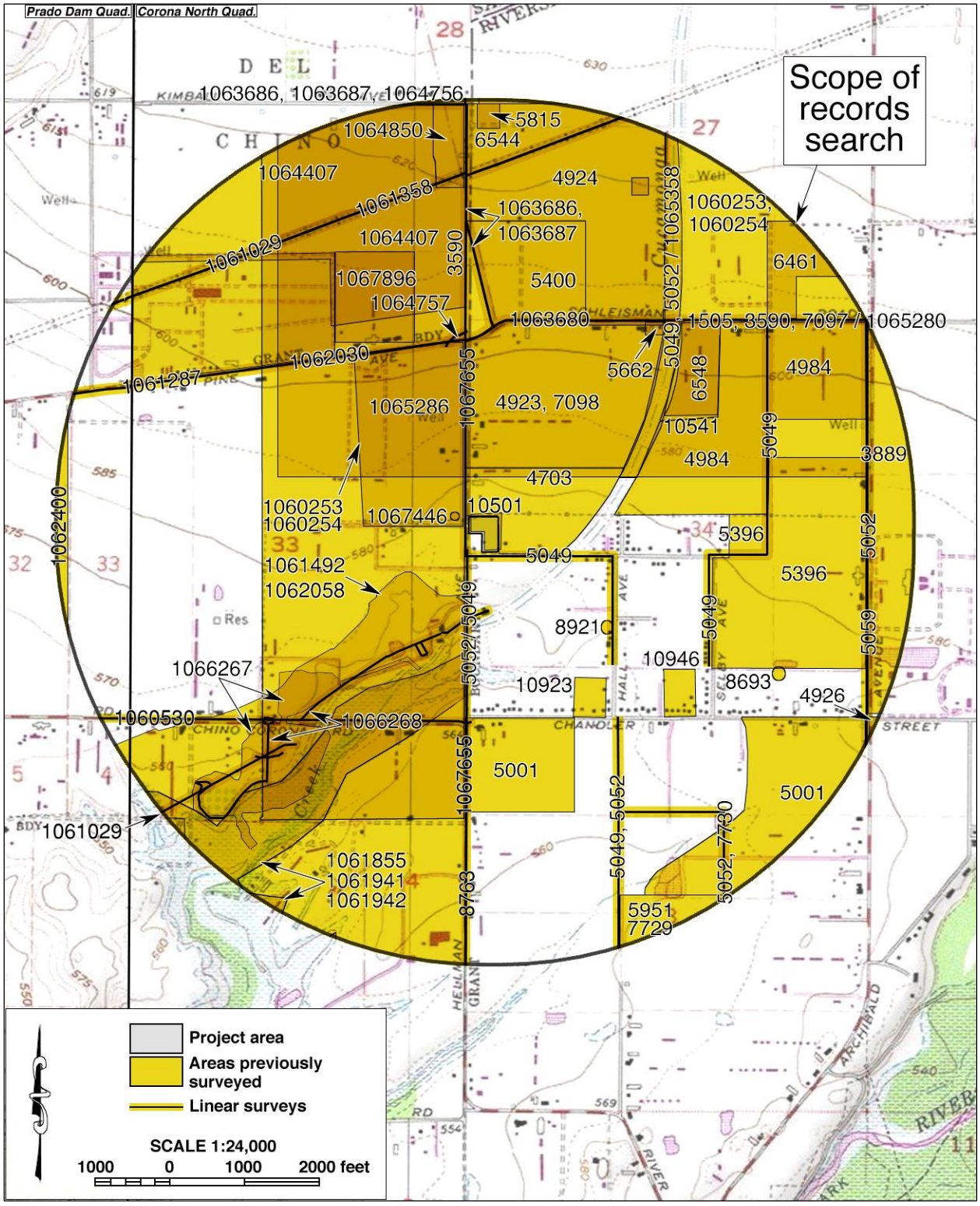


Figure 5. Previous cultural resources studies in the vicinity, listed by SCIC and SCCIC file numbers. Locations of historical/archaeological resources are not shown as a protective measure.

identified on the property during the 2018 study (*ibid.*:6). Since that study is now seven years old, it is considered out-of-date for statutory compliance purposes today.

Outside of project boundaries but within the one-mile scope of the records search, SCIC and SCCIC records indicate more than 50 additional studies carried out on various tracts of land and linear features between 1975 and 2020 (Figure 5; see Appendix 3 for further information). These and other similar studies nearby resulted in the identification of 31 historical/archaeological resources within the records search scope, including 3 prehistoric (i.e., Native American) archaeological sites and 28 historic-period resources, as listed in Table 1. None of these localities was found within the project boundaries, although three of them, 33-016681/36-013627, 33-020285, and 33-020286, were recorded on properties adjacent to the project area.

33-016681/36-013627 represents an early 20th century power transmission line known as the Southern Sierras Power Company "O" Line, which extended from the San Bernardino area into Orange County (Dice 2007). A segment of its right-of-way lies just outside the northern project boundary. When it was first recorded in 2007, this resource was determined not to be a significant resource because of the loss of historic integrity (*ibid.*:15). 33-020285 was recorded in 2011 as a 1950s dairy property with a residence and a milking parlor (Yates 2011a). Located across Walters Street from the project location, it has since been removed. 33-020286 consists of the residential property at the corner of Hellman Avenue and Walters Street, which contained four buildings when it was recorded in 2011, including the Minimal Traditional-style main residence built in 1953, a modern modular home, a tractor garage, and a rectangular building of unknown use (Yates 2011b). The existing record offers no indication whether it was evaluated for significance at the time.

None of the other 28 known cultural resources was found in the immediate vicinity of the project area, the nearest ones being several hundred feet away. The three prehistoric sites among them all consisted of groundstone and chipped-stone artifacts. One of them is known to have been removed by construction activities, and another was partially damaged. The historic-period resources consisted predominantly of residential buildings and dairy farms, some of which have been destroyed to make way for residential development projects. Other features recorded at the historic-period localities included irrigation works and structural remains.

SACRED LANDS FILE SEARCH

In response to CRM TECH's inquiry, the NAHC reports in a letter dated December 10, 2025, that the Sacred Lands File identified no Native American cultural resources in the project vicinity (see Appendix 2). Noting that the lack of specific information in the Sacred Lands File does not necessarily indicate the absence of such resources, however, the NAHC recommended that local Native American groups be consulted for further information and provided a referral list of 48 individuals associated with 24 local Native American groups. The NAHC's reply is attached in Appendix 2 for reference by the City of Eastvale in future government-to-government consultations with the pertinent tribal groups, if necessary.

HISTORICAL BACKGROUND RESEARCH

Historical maps and aerial photographs consulted during this study suggest that the project area is relatively low in sensitivity for potentially significant cultural resources from the historic period.

Table 1. Previously Recorded Cultural Resources within the Scope of the Records Search		
Resource Number	**Date Recorded**	**Description**
33-006669	1983	Residential building, ca. 1915
33-013346	2004	Residential building, 1940; no longer extant
33-013347	2004	Dairy complex, ca. 1958; no longer extant
33-013348	2004	Residential building, ca. 1958; no longer extant
33-013775	2004	Residential building, two sheds, and multiple dairy outbuildings, ca. 1911-1915; no longer extant
33-013776	2004	Residential building and milking house, early 1950s; no longer extant
33-013783	2004	Residential building, ca. early 1950s
33-016681/CA-RIV-013014H	2018, 2016, 2007	Power transmission line, late 1920s; also 36-013627/CA-SBR-012613H in San Bernardino County
33-020263	2011	Numerous buildings and pole barns, ca. 1955-1965; no longer extant
33-020264	2011	Dairy property: dairy parlor, two residential buildings with detached garages, and ancillary buildings, ca. 1950-1955; no longer extant
33-020265	2011	Residential & agricultural buildings, ca. 1961; no longer extant
33-020285	2011	Dairy property: residential building and milking parlor with cow stalls, ca. 1950; no longer extant
33-020286	2011	Property with residential building (ca. 1953), modern modular home, and ancillary buildings
33-020287	2011	Two residential buildings, ca. 1945; no longer extant
33-029412	2020	Three residential buildings on one parcel, 1932-1950
33-029413	2020	Residential building, 1966
33-029414	2020	Residential building, 1966
36-002845/CA-SBR-002845	2008, 1985, 1983, 1980, 1978	Prehistoric site with mano, lithic scatters, metate fragments, and chipped stone
36-005244/CA-SBR-005244	1983	Prehistoric site with manos and metates; site destroyed during leveling for construction of dairy
36-005274/CA-SBR-005274	1984	Prehistoric site: mortars, pestles, projectile points; site damaged by trenching during well construction
36-013408	2007	McClean Ranch/Arthur Farms, ca. 1942-1953
36-013410	2007	Historic-period structures, 1957
36-013412/CA-SBR-012573H	2007	Fuqua Ditch, ca. 1870-1880s
36-013627/CA-SBR-012613H	2019, 2017, 2012, 2011, 2007	Power transmission line, late 1920s; also 33-016681/CA-RIV-013014H in Riverside County
36-019872	2015, 2009	Clark Ranch, ca. 1940s
36-020641	2005	Residential building, ca. 1927
36-020642	2005	Residential building, ca. 1930s
36-020643	2005	Residential building, ca. 1930s
36-020644	2005	Residential building, ca. 1930s
36-020645	2005	Dairy barn, ca. 1950s
36-028586	2012	Two residential buildings, equestrian center, and composting facility, ca. 1936-1963
36-033117	2019	Concrete pads, ca. 1938-1959

Prior to 1900, no notable human-made features were known to be present within or adjacent to the project boundaries except roadways, including the forerunner of Hellman Avenue, which was in place by the late 1890s (Figures 6, 7). During the late 19th and early to mid-20th century, land use in the project vicinity was dominated by agriculture, with cultivated fields and orchards occupying most of the land and scattered buildings lining the grid of roads (Figures 8-10; NETR 1938-1959;

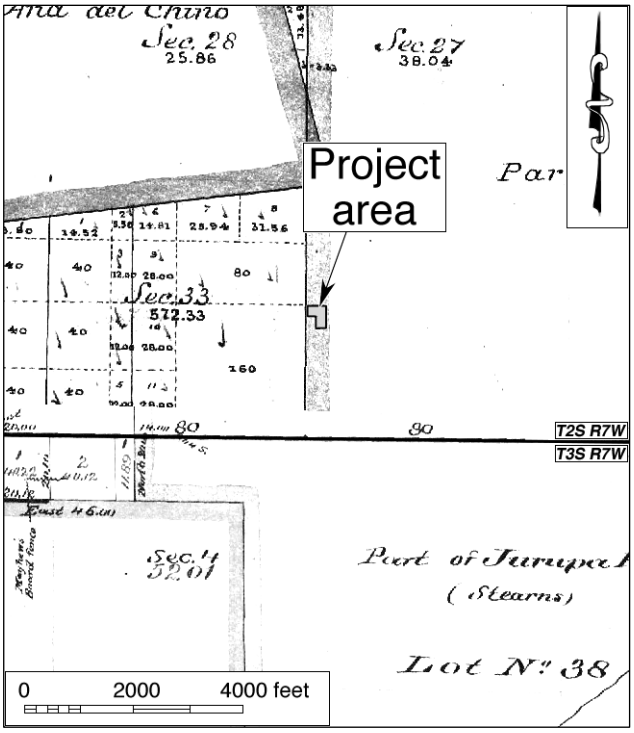


Figure 6. The project area and vicinity in 1853-1884. Source: GLO 1876; 1881.

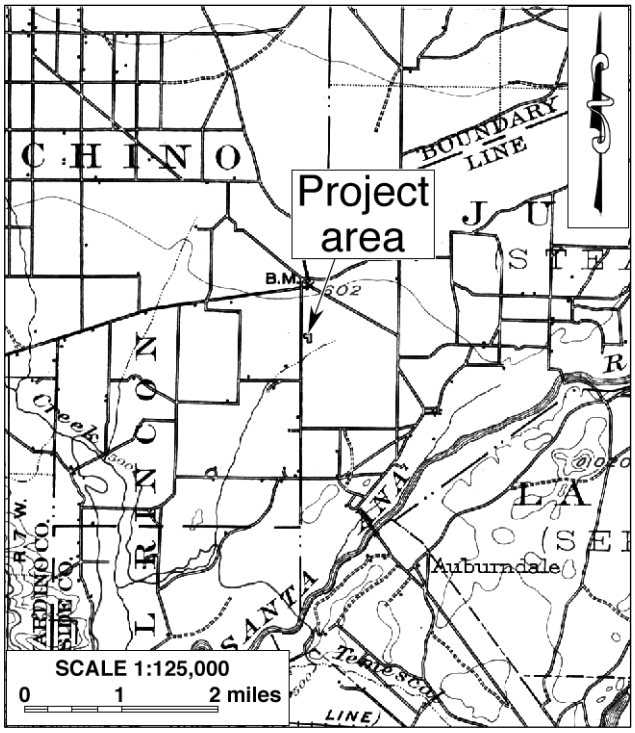


Figure 7. The project area and vicinity in 1894-1899. Source: USGS 1902.

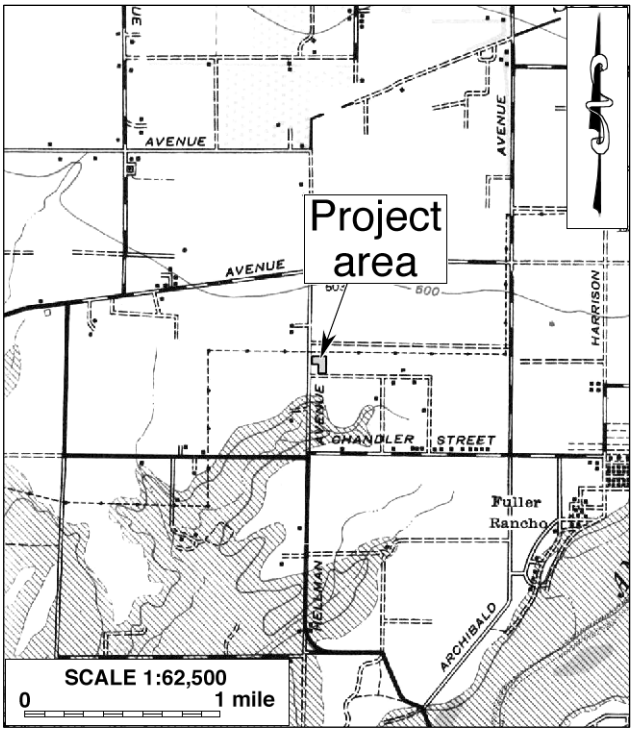


Figure 8. The project area and vicinity in 1939. Source: USGS 1942.

Pacific Air Industries 1953). By the late 1930s, two other linear features joined Hellman Avenue along the various boundaries of the project area: the transmission line previously recorded as Site 33-016681/36-013627 and the unpaved forerunner of Walters Street (Figure 8). During the post-WWII boom, rural development accelerated in the surrounding area (NETR 1948-1980; Pacific Air Industries 1953; Figures 9, 10). In particular, dairy farms proliferated to the north and northwest of the project location as dairy farmers displaced by suburban expansion in the Los Angeles Basin arrived in the Chino Basin in search of fresh pasture (*ibid.*).

Within the project boundaries, it was not until 1980 that the land began to be developed, with the southeastern portion being graded and a metal holding pen and ramp constructed along Walters Street (NETR 1980). By 1985, the majority of the project area had been graded (NETR 1985). In the 1990s, the eastern portion

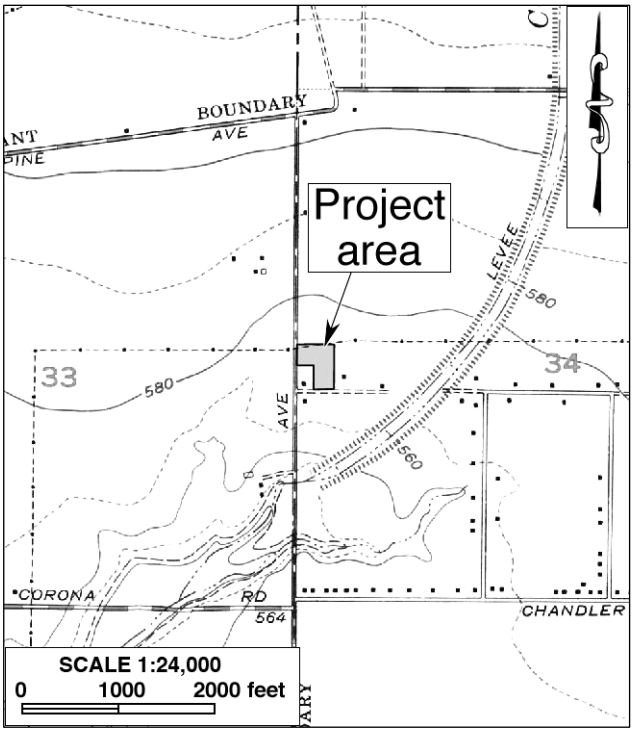


Figure 9. The project area and vicinity in 1952-1954. Source: USGS 1954.

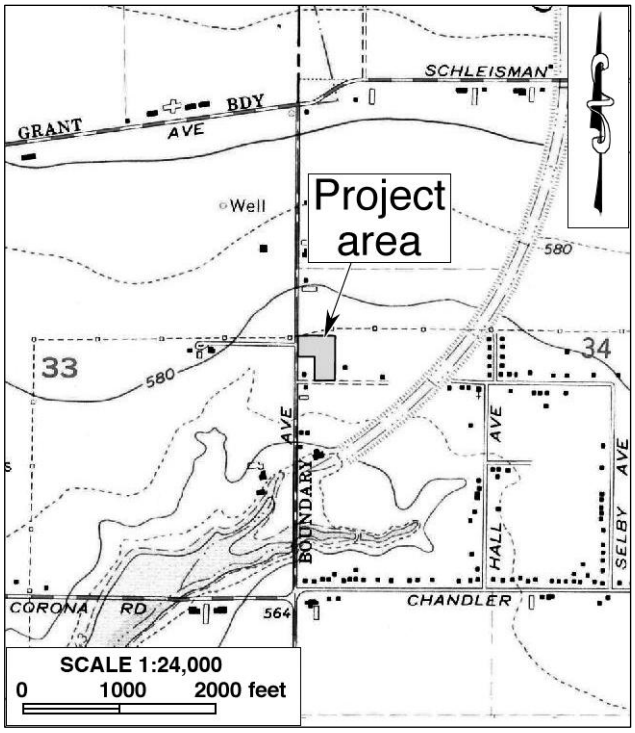


Figure 10. The project area and vicinity in 1966-1967. Source: USGS 1967.

of the property was used for the storage of large trucks and shipping containers, and a building was constructed in the center of that area by 1998 (NETR 1994; 1998). The dairy farms in the surrounding land flourished until the early to mid-2000s, when tracts of single-family homes began to dominate the landscape (NETR 1998-2005). Meanwhile, much of the project continued to be use as a storage area until 2021 (NETR 1994-2022; Google Earth 1994-2022).

By 2022, the property had been cleared of all the trucks and shipping containers, leaving an asphalt drive, a concrete walkway, the pen and ramp, the building, and some debris around the trees in the center of the project area (Google Earth 2022). The building was demolished shortly after that, and the rubble from the demolition remained on the property (Google Earth 2023-2025). Since then, while there has been an increased amount of refuse collected in piles near the center of the project area, little change has occurred elsewhere on the property (*ibid.*).

FIELD SURVEY

The field survey produced negative results for any potential "historical resources" from either the prehistoric or the historic period. During the survey, the holding pen and ramp, asphalt drive, concrete walkway, rubble from the building, and piles of refuse were found to remain extant on the property. The ramp and platform are made of rusting, aged metal and concrete, similar to those used for equestrian mounting. To the east of the ramp and platform is the holding pen made of rusting metal pipes, wire, and sheet metal. East of the holding pen is the asphalt drive and concrete walkway, which run north from the main access gate at Walters Street. Between the asphalt drive and walkway there is a low-lying concrete wall that is approximately two feet high. As discussed

above, all of these features and items are known to be modern in origin, and none of them is of any historical or archaeological interest.

DISCUSSION

STATUTORY AND REGULATORY GUIDELINES

CEQA establishes that "a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment" (PRC §21084.1). "Substantial adverse change," according to PRC §5020.1(q), "means demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired." As defined by PRC §5020.1(j), "'historical resource' includes, but is not limited to, any object, building, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California."

More specifically, CEQA guidelines state that the term "historical resources" applies to any such resources listed in or determined to be eligible for listing in the California Register of Historical Resources, included in a local register of historical resources, or determined to be historically significant by the lead agency (Title 14 CCR §15064.5(a)(1)-(3)). Regarding the proper criteria for the evaluation of historical significance, CEQA guidelines mandate that "generally a resource shall be considered by the lead agency to be 'historically significant' if the resource meets the criteria for listing on the California Register of Historical Resources" (Title 14 CCR §15064.5(a)(3)). A resource may be listed in the California Register if it meets any of the following criteria:

(1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
(2) Is associated with the lives of persons important in our past.
(3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
(4) Has yielded, or may be likely to yield, information important in prehistory or history. (PRC §5024.1(c))

SUMMARY OF FINDINGS

In summary of the research results outlined above, no potential "historical resources" were previously recorded within the project area, and none was found during the present survey. In addition, the Sacred Lands File identified no Native American cultural resources in the vicinity, and no notable cultural features were known to be present in the project area throughout the historic period. Furthermore, the extensively disturbed surface and near-surface soils in the project area do not appear to be particularly sensitive for buries archaeological deposits from the prehistoric or early historic period. Based on these findings, and in light of the criteria listed above, the present study concludes that no "historical resources" exist within the project area.

CONCLUSION AND RECOMMENDATIONS

Based on these findings, CRM TECH recommends to the City of Eastvale a conclusion of *No Impact* regarding "historical resources." No further cultural resources investigation is recommended for the project unless development plans undergo such changes as to include areas not covered by this study. Accordingly, the proposed project may be cleared to proceed in compliance with CEQA provisions on cultural resources under the following standard condition as formulated by the City of Eastvale:

> If cultural resources are encountered during ground-disturbing activities, work in the immediate area shall cease and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for Archaeology shall be contacted immediately to evaluate the find(s). If the discovery proves to be significant under the California Environment Quality Act, additional work such as data recovery excavation may be warranted and shall be reported to the City.

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1967 Map: Corona North, Calif. (7.5', 1:24,000); aerial photos taken in 1966, field-checked in 1967.
1969 Map: San Bernardino, Calif. (120'x60', 1:250,000); 1958 edition revised.
1979 Map: Santa Ana, Calif. (120'x60', 1:250,000); 1959 edition revised.
1981a Map: Corona North, Calif. (7.5', 1:24,000); 1967 edition photorevised in 1978.
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APPENDIX 1:
PERSONNEL QUALIFICATIONS

PRINCIPAL INVESTIGATOR, HISTORY/ARCHITECTURAL HISTORY
Bai "Tom" Tang, M.A.

Education

1988-1993	Graduate Program in Public History/Historic Preservation, University of California, Riverside.
1987	M.A., American History, Yale University, New Haven, Connecticut.
1982	B.A., History, Northwestern University, Xi'an, China.
2000	"Introduction to Section 106 Review," presented by the Advisory Council on Historic Preservation and the University of Nevada, Reno.
1994	"Assessing the Significance of Historic Archaeological Sites," presented by the Historic Preservation Program, University of Nevada, Reno.

Professional Experience

2002-	Principal Investigator, CRM TECH, Riverside/Colton, California.
1993-2002	Project Historian/Architectural Historian, CRM TECH, Riverside, California.
1993-1997	Project Historian, Greenwood and Associates, Pacific Palisades, California.
1991-1993	Project Historian, Archaeological Research Unit, University of California, Riverside.
1990	Intern Researcher, California State Office of Historic Preservation, Sacramento.
1990-1992	Teaching Assistant, History of Modern World, University of California, Riverside.
1988-1993	Research Assistant, American Social History, University of California, Riverside.
1985-1988	Research Assistant, Modern Chinese History, Yale University.
1985-1986	Teaching Assistant, Modern Chinese History, Yale University.
1982-1985	Lecturer, History, Xi'an Foreign Languages Institute, Xi'an, China.

Cultural Resources Management Reports

Preliminary Analyses and Recommendations Regarding California's Cultural Resources Inventory System (with Special Reference to Condition 14 of NPS 1990 Program Review Report). California State Office of Historic Preservation working paper, Sacramento, September 1990.

Numerous cultural resources management reports with the Archaeological Research Unit, Greenwood and Associates, and CRM TECH, since October 1991.

PRINCIPAL INVESTIGATOR, ARCHAEOLOGY
Daniel Ballester, M.S., RPA (Registered Professional Archaeologist)

Education

2013	M.S., Geographic Information System (GIS), University of Redlands, California.
1998	B.A., Anthropology, California State University, San Bernardino.
1997	Archaeological Field School, University of Las Vegas and University of California, Riverside.
1994	University of Puerto Rico, Rio Piedras, Puerto Rico.
2021	An Introduction to Geoarchaeology: How Understanding Basic Soils, Sediments, and Landforms Can Make You a Better Archaeologist; Society for American Archaeology online seminar.
2007	Certificate in Geographic Information Systems (GIS), California State University, San Bernardino.
2002	Historic Archaeology Workshop; presented by Richard Norwood, Base Archaeologist, Edwards Air Force Base, at CRM TECH, Riverside, California.

Professional Experience

2025-	Principal Investigator, CRM TECH, Riverside/Colton, California.
2002-2025	Field Director/GIS Specialist, CRM TECH, Riverside/Colton, California.
2011-2012	GIS Specialist for Caltrans District 8 Project, Garcia and Associates, San Anselmo, California.
2009-2010	Field Crew Chief, Garcia and Associates, San Anselmo, California.
2009-2010	Field Crew, ECorp, Redlands.
1999-2002	Project Archaeologist, CRM TECH, Riverside, California.
1998-1999	Field Crew, K.E.A. Environmental, San Diego, California.
1998	Field Crew, A.S.M. Affiliates, Encinitas, California.
1998	Field Crew, Archaeological Research Unit, University of California, Riverside.

Cultural Resources Management Reports

Field Director, co-author, and contributor to numerous cultural management reports since 2002.

Memberships

Society for American Archaeology; Society for California Archaeology.

PROJECT ARCHAEOLOGIST/REPORT WRITER
Elizabeth L. Beckner, Ph.D.

Education

2024	Ph.D., Anthropology, University of California, Riverside.
2017	M.A., Anthropology, University of California, Riverside.
2016	B.A., Anthropology, University of California, Riverside.
2014	A.A., Anthropology, Chaffey College, Rancho Cucamonga, California.

Professional Experience

2025-	Project Archaeologist, CRM TECH, Colton, California.
2025	Lecturer, California State University, San Bernardino.
2019-	Adjunct Instructor, Chaffey College, Rancho Cucamonga, California.
2019	Archaeologist, Dudek, Pasadena, California
2017-2019	Teaching Assistant, University of California, Riverside.
2018	Archaeologist, Proyecto Sacbé Cobá-Yaxuna (Sacbé Cobá-Yaxuna Project), Cobá, Quintana Roo, Mexico.
2016-2017	Field Assistant, Proyecto de Interacción Política del Centro de Yucatán (Political Interaction Project of Central Yucatan), Yaxuna, Yucatan, Mexico.
2015-2017	Information Officer, Eastern Information Center, Riverside, California.

Publication

2023 T.W. Stanton, Traci Ardren, Nicolas C. Barth, Juan C. Fernandez Diaz, Steph J. Miller, Karl A. Taube, Patrick Rohrer, Elizabeth Beckner, and Aline Magnoni: Roads, Temples, and the Community Boundaries of Cobá, Quintana Roo. In T.H. Guderjan and J.P. Mathews (eds.): *Construction of Maya Space: Causeways, Walls, and Open Areas from Ancient to Modern Times*; pp. 71-98. University of Arizona Press, Tucson.

PROJECT ARCHAEOLOGIST
Melissa A. Portilla, B.A.

Education

2023	A.A. (*cum laude*), Anthropology, Fullerton College.
2019	B.A., Ancient History: Classics, University of Hawaii, Manoa.

Professional Experience

2023-	Project Archaeologist, CRM TECH, Colton, California.
2023-2024	Project Archaeologist, Psomas, Pasadena, California.
2020	Collections Assistant, Museum of Us, San Diego, California.

PROJECT ARCHAEOLOGIST
Deirdre Encarnación, M.A.

Education

2003	M.A., Anthropology, San Diego State University, California.
2000	B.A., Anthropology, minor in Biology, with honors; San Diego State University, California.
2021	Certificate of Specialization, Kumeyaay Studies, Cuyamaca College/KCC.
2001	Archaeological Field School, San Diego State University.
2000	Archaeological Field School, San Diego State University.

Professional Experience

2004-	Project Archaeologist/Report Writer, CRM TECH, Riverside/Colton, California.
2023-	Director of Education, Salaam USA, San Diego, California.
2016-	Archaeological/cultural consultant, Friends of Maha'ulepu, Koloa, Hawaii.
2001-2003	Part-time Lecturer, San Diego State University, California.
2001	Research Assistant for Dr. Lynn Gamble, San Diego State University.
2001	Archaeological Collection Catalog, SDSU Foundation.

PROJECT ARCHAEOLOGIST/NATIVE AMERICAN LIAISON
Eulices Lopez, B.S.

Education

2015	B.S., Anthropology, University of California, Riverside.
2013	A.A., Anthropology, East Los Angeles College, Monterey Park, California.

Professional Experience

2024-	Project Archaeologist/Native American Liaison, CRM TECH, Colton, California.
2017-2024	Deputy Coordinator, Eastern Information Center, University of California, Riverside.
2017-2024	Director Assistant, Archaeological Research Unit, University of California, Riverside.
2017-2024	Curator Facilitator, Archaeological Curation Unit, University of California, Riverside.
2014-2015	Information Officer, Eastern Information Center, University of California, Riverside.
2013	Lithic Analyst Assistant, Anthropology Department, East Los Angeles College, Monterey Park, California.
2012	Hominid Cast Fossils Cataloger, Anthropology Department, East Los Angeles College, Monterey Park, California.

APPENDIX 2

NATIVE AMERICAN SACRED LANDS FILE SEARCH RESULTS

NATIVE AMERICAN HERITAGE COMMISSION

CHAIRPERSON
Reginald Pagaling
Chumash

VICE-CHAIRPERSON
Buffy McQuillen
Yokayo Pomo, Yuki, Nomlaki

SECRETARY
Isaac Bojorquez
Ohlone-Costanoan

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Wayne Nelson
Luiseño

COMMISSIONER
Sara Dutschke
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COMMISSIONER
Stanley Rodriguez
Kumeyaay

COMMISSIONER
Bennae Calac
Pauma-Yuima Band of Luiseño Indians

COMMISSIONER
Vacant

COMMISSIONER
Vacant

EXECUTIVE SECRETARY
Andrew Alejandre
Paskenta Band of Nomlaki Indians

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov

December 10, 2025

Nina Gallardo
CRM TECH

Via Email to: ngallardo@crmtech.us

Re: Proposed Eastvale 3 Project at 7500 Hellman Avenue Project, Riverside County

To Whom It May Concern:

As requested, a search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed based on information submitted for the above referenced project. The results were negative. Be aware that tribes do not always record their sacred sites in the SLF, nor are they required to do so. As such, an SLF search is not a substitute for consultation with all tribes that are traditionally and culturally affiliated with a project's geographic area.

Attached is a list of Native American tribes that are traditionally and culturally affiliated with the project's geographic area. Please contact all of the listed tribes as they may have information about sacred sites within the project area that is not listed with the NAHC.

If within two weeks of notification, a response has not been received, the Commission requests that you follow up with a telephone call or email to ensure that the project information was received.

If you receive notification of a change of address or phone number from a tribe, please inform the NAHC so that we can assure that our lists contain current information.

In addition to engaging in tribal consultation, you should consult the appropriate regional California Historical Research Information System (CHRIS) information center to determine whether it has information regarding the presence of recorded archaeological sites within the project area.

If you have any questions or need additional information, please contact me at Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green

Andrew Green
Cultural Resources Analyst

Attachment

Native American Heritage Commission
Native American Contact List
Riverside County
12/10/2025

Tribe Name	Fed (F) Non-Fed (N)	Contact Person	Contact Address	Phone #	Fax #	Email Address	Cultural Affiliation	Counties
Agua Caliente Band of Cahuilla Indians	F	Lacy Padilla, Director of Historic Preservation/THPO	5401 Dinah Shore Drive Palm Springs, CA, 92264	(760) 333-5222	(760) 699-6919	ACBCI-THPO@aguacaliente.net	Cahuilla	Imperial, Riverside, San Bernardino, San Diego
Augustine Band of Cahuilla Indians	F	Tribal Operations,	84-001 Avenue 54 Coachella, CA, 92236	(760) 398-4722		info@augustinetribe-nsn.gov	Cahuilla	Imperial, Riverside, San Bernardino, San Diego
Cabazon Band of Cahuilla Indians	F	Doug Welmas, Chairperson	84-245 Indio Springs Parkway Indio, CA, 92203	(760) 342-2593	(760) 347-7880	jstapp@cabazonindians-nsn.gov	Cahuilla	Imperial, Riverside, San Bernardino, San Diego
Cahuilla Band of Indians	F	Erica Schenk, Chairperson	52701 CA Highway 371 Anza, CA, 92539	(951) 590-0942	(951) 763-2808	chair@cahuilla-nsn.gov	Cahuilla	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego
Cahuilla Band of Indians	F	Anthony Madrigal, Tribal Historic Preservation Officer	52701 CA Highway 371 Anza, CA, 92539	(951) 763-5549		anthonymad2002@gmail.com	Cahuilla	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego
Cahuilla Band of Indians	F	BobbyRay Esparza, Cultural Director	52701 CA Highway 371 Anza, CA, 92539	(951) 763-5549		besparza@cahuilla-nsn.gov	Cahuilla	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego
Fort Yuma Quechan Indian Tribe	F	Jonathan Koteen, President	P.O.Box 1899 Yuma, AZ, 85365	(760) 919-3600		executivesecretary@quechantribe.com	Quechan	Imperial, Kern, Los Angeles, Riverside, San Bernardino, San Diego
Fort Yuma Quechan Indian Tribe	F	Jill McCormick, Historic Preservation Officer	P.O. Box 1899 Yuma, AZ, 85365	(760) 919-3631		historicpreservation@quechantribe.com	Quechan	Imperial, Kern, Los Angeles, Riverside, San Bernardino, San Diego
Gabrieleno Band of Mission Indians - Kizh Nation	N	Christina Swindall Martinez, Secretary	P.O. Box 393 Covina, CA, 91723	(844) 390-0787		admin@gabrielenoindians.org	Gabrieleno	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura
Gabrieleno Band of Mission Indians - Kizh Nation	N	Andrew Salas, Chairperson	P.O. Box 393 Covina, CA, 91723	(844) 390-0787		admin@gabrielenoindians.org	Gabrieleno	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura
Gabrieleno/Tongva San Gabriel Band of Mission Indians	N	Anthony Morales, Chairperson	P.O. Box 693 San Gabriel, CA, 91778	(626) 483-3564	(626) 286-1262	GTTribalcouncil@aol.com	Gabrieleno	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura
Gabrielino Tongva Indians of California Tribal Council	N	Robert Dorame, Chairperson	P.O. Box 490 Bellflower, CA, 90707	(562) 761-6417	(562) 761-6417	gtongva@gmail.com	Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura
Gabrielino Tongva Indians of California Tribal Council	N	Christina Conley, Cultural Resource Administrator	P.O. Box 941078 Simi Valley, CA, 93094	(626) 407-8761		christina.marsden@alumni.usc.edu	Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura
Gabrielino/Tongva Nation	N	Sandonne Goad, Chairperson	13191 Crossroads Parkway North, Suite 375 City of Industry, CA, 91746	(951) 807-0479		sgoad@gabrielino-tongva.com	Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura
Gabrielino-Tongva Tribe	N	Sam Dunlap, Cultural Resource Director	P.O. Box 3919 Seal Beach, CA, 90740	(909) 262-9351		tongvatcr@gmail.com	Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura
Gabrielino-Tongva Tribe	N	Charles Alvarez, Chairperson	23454 Vanowen Street West Hills, CA, 91307	(310) 403-6048		Chavez1956metro@gmail.com	Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura
Juaneno Band of Mission Indians	N	Sonia Johnston, Chairperson	P.O. Box 25628 Santa Ana, CA, 92799			sonia.johnston@sbcglobal.net	Juaneno	Orange, Riverside, San Diego
Juaneno Band of Mission Indians Acjachemen Nation - Belardes	N	Joyce Perry, Cultural Resource Director	4955 Paseo Segovia Irvine, CA, 92603	(949) 293-8522		kaamalam@gmail.com	Juaneno	Los Angeles, Orange, Riverside, San Bernardino, San Diego
Juaneno Band of Mission Indians Acjachemen Nation 84A	N	Nathan Banda, Chairman	31411-A La Matanza Street San Juan Capistrano, CA, 92675	(949) 426-8804		nbanda@jbmian.com	Juaneno	Los Angeles, Orange, Riverside, San Bernardino, San Diego
Juaneno Band of Mission Indians Acjachemen Nation 84A	N	Shannon Wingfield, Secretary	31411-A La Matanza Street San Juan Capistrano, CA, 92675	(949) 488-3484			Juaneno	Los Angeles, Orange, Riverside, San Bernardino, San Diego
Juaneno Band of Mission Indians Acjachemen Nation 84A	N	Heidi Lucero, THPO/MLD	31411-A La Matanza Street San Juan Capistrano, CA, 92675	(562) 879-2884		thpo@jbmian.com	Juaneno	Los Angeles, Orange, Riverside, San Bernardino, San Diego
La Jolla Band of Luiseno Indians	F	Wesley Ruise, Tribal Chairman	22000 Highway 76 Pauma Valley, CA, 92061	(760) 742-3771		wesley.ruisejr@lajolla-nsn.gov	Luiseno	Orange, Riverside, San Diego
Los Coyotes Band of Cahuilla and Cupeño Indians	F	Ray Chapparosa, Chairperson	P.O. Box 189 Warner Springs, CA, 92086-0189	(760) 782-0711	(760) 782-0712		Cahuilla Cupeno	Imperial, Riverside, San Bernardino, San Diego
Morongo Band of Mission Indians	F	Lena Broderick, Executive Assistant to Tribal Chairman	12700 Pumarra Road Banning, CA, 92220	(951) 755-5110		lbroderick@morongo-nsn.gov	Cahuilla Serrano	Imperial, Kern, Los Angeles, Orange, Riverside, San Bernardino, San Diego, Ventura
Morongo Band of Mission Indians	F	Bernadette Ann Brierty, Tribal Historic Preservation Officer	12700 Pumarra Road Banning, CA, 92220	(951) 663-2842		abrierty@morongo-nsn.gov	Cahuilla Serrano	Imperial, Kern, Los Angeles, Orange, Riverside, San Bernardino, San Diego, Ventura

Morongo Band of Mission Indians	F	Charles Martin, MBMI Chairman	12700 Pumarra Road Banning, CA, 92220	(951) 755-5110		chairman@morongo-nsn.gov	Cahuilla Serrano	Imperial, Kern, Los Angeles, Orange, Riverside, San Bernardino, San Diego, Ventura
Pala Band of Mission Indians	F	Christopher Nejo, Legal Analyst/Researcher	PMB 50, 35008 Pala Temecula Road Pala, CA, 92059	(760) 891-3564		cnejo@palatribe.com	Cupeno Luiseno	Orange, Riverside, San Bernardino, San Diego
Pala Band of Mission Indians	F	Shasta Gaughen, Tribal Historic Preservation Officer	PMB 50, 35008 Pala Temecula Road Pala, CA, 92059	(760) 891-3515		sgaughen@palatribe.com	Cupeno Luiseno	Orange, Riverside, San Bernardino, San Diego
Pala Band of Mission Indians	F	Alexis Wallick, Assistant THPO	PMB 50, 35008 Pala Temecula Road Pala, CA, 92059	(760) 891-3537		awallick@palatribe.com	Cupeno Luiseno	Orange, Riverside, San Bernardino, San Diego
Pauma Band of Luiseno Indians	F	Lucia Majel, Pauma Cultural Resource Project Manager	P.O. Box 369 Pauma Valley, CA, 92061	(760) 742-1289		crm@Pauma-nsn.gov	Luiseno	Los Angeles, Orange, Riverside, San Bernardino, San Diego, Ventura
Pechanga Band of Indians	F	Steve Bodmer, General Counsel for Pechanga Band of Indians	P.O. Box 1477 Temecula, CA, 92593	(951) 770-6171	(951) 695-1778	sbodmer@pechanga-nsn.gov	Luiseno	Los Angeles, Orange, Riverside, San Bernardino, San Diego, Santa Barbara, Ventura
Pechanga Band of Indians	F	Tuba Ebru Ozdil, Pechanga Cultural Analyst	P.O. Box 2183 Temecula, CA, 92593	(951) 770-6313	(951) 695-1778	eozdil@pechanga-nsn.gov	Luiseno	Los Angeles, Orange, Riverside, San Bernardino, San Diego, Santa Barbara, Ventura
Ramona Band of Cahuilla	F	Joseph Hamilton, Chairperson	P.O. Box 391670 Anza, CA, 92539	(951) 763-4105	(951) 763-4325	admin@ramona-nsn.gov	Cahuilla	Imperial, Riverside, San Bernardino, San Diego
Ramona Band of Cahuilla	F	John Gomez, Environmental Coordinator	P. O. Box 391670 Anza, CA, 92539	(951) 763-4105	(951) 763-4325	jgomez@ramona-nsn.gov	Cahuilla	Imperial, Riverside, San Bernardino, San Diego
Rincon Band of Luiseno Indians	F	Laurie Gonzalez, Tribal Council/Culture Committee Member	One Government Center Lane Valley Center, CA, 92082	(760) 484-4835		lgonzalez@rincon-nsn.gov	Luiseno	Los Angeles, Orange, Riverside, San Bernardino, San Diego, Santa Barbara, Ventura
Rincon Band of Luiseno Indians	F	Cheryl Madrigal, Cultural Resources Manager/Tribal Historic Preservation Officer	One Government Center Lane Valley Center, CA, 92082	(760) 648-3000		cmadrigal@rincon-nsn.gov	Luiseno	Los Angeles, Orange, Riverside, San Bernardino, San Diego, Santa Barbara, Ventura
Rincon Band of Luiseno Indians	F	Joseph Linton, Tribal Council/Culture Committee Member	One Government Center Lane Valley Center, CA, 92082	(760) 803-3548		jlinton@rincon-nsn.gov	Luiseno	Los Angeles, Orange, Riverside, San Bernardino, San Diego, Santa Barbara, Ventura
Rincon Band of Luiseno Indians	F	Denise Turner Walsh, Attorney General	One Government Center Lane Valley Center, CA, 92082	(760) 689-5727		dwalsh@rincon-nsn.gov	Luiseno	Los Angeles, Orange, Riverside, San Bernardino, San Diego, Santa Barbara, Ventura
Santa Rosa Band of Cahuilla Indians	F	Steven Estrada, Tribal Chairman	P.O. Box 391820 Anza, CA, 92539	(951) 659-2700	(951) 659-2228	sestrada@santarosa-nsn.gov	Cahuilla	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego
Santa Rosa Band of Cahuilla Indians	F	Mercedes Estrada, Cultural Director	P.O. Box 391820 Anza, CA, 92539	(951) 659-2700	(951) 659-2228	mestrada@santarosa-nsn.gov	Cahuilla	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego
Santa Rosa Band of Cahuilla Indians	F	Vanessa Minott, Tribal Administrator	P.O. Box 391820 Anza, CA, 92539	(951) 659-2700	(951) 659-2228	vminott@santarosa-nsn.gov	Cahuilla	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego
Soboba Band of Luiseno Indians	F	Jessica Valdez, Cultural Resource Specialist	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-6261	(951) 654-4198	jvaldez@soboba-nsn.gov	Cahuilla Luiseno	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego
Soboba Band of Luiseno Indians	F	Joseph Ontiveros, Tribal Historic Preservation Officer	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-5279	(951) 654-4198	jontiveros@soboba-nsn.gov	Cahuilla Luiseno	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego
Torres-Martinez Desert Cahuilla Indians	F	Thomas Tortez, Chairperson	P.O. Box 1160 Thermal, CA, 92274	(760) 397-0300	(760) 397-8146	thomas.tortez@tmdci.org	Cahuilla	Imperial, Riverside, San Bernardino, San Diego
Torres-Martinez Desert Cahuilla Indians	F	Alesia Reed, Cultural Committee Chairwoman	P.O. Box 1160 Thermal, CA, 92274	(760) 397-0300		lisareed990@gmail.com	Cahuilla	Imperial, Riverside, San Bernardino, San Diego
Torres-Martinez Desert Cahuilla Indians	F	Abraham Becerra, Cultural Coordinator	P.O. Box 1160 Thermal, CA, 92274	(760) 397-0300		abecerra@tmdci.org	Cahuilla	Imperial, Riverside, San Bernardino, San Diego
Torres-Martinez Desert Cahuilla Indians	F	Gary Resvaloso, TM MLD	P.O. Box 1160 Thermal, CA, 92274	(760) 777-0365		grestmtm@gmail.com	Cahuilla	Imperial, Riverside, San Bernardino, San Diego
Torres-Martinez Desert Cahuilla Indians	F	Mary Belardo, Cultural Committee Vice Chair	P.O. Box 1160 Thermal, CA, 92274	(760) 397-0300		belardom@gmail.com	Cahuilla	Imperial, Riverside, San Bernardino, San Diego

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

Record: PROJ-2025-006660
Report Type: List of Tribes
Counties: Riverside
NAHC Group: All

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Eastvale 3 Project at 7500 Hellman Avenue Project, Riverside County.

APPENDIX 3

PREVIOUS CULTURAL RESOURCES STUDIES WITHIN THE SCOPE OF THE RECORDS SEARCH

Report No.	Other IDs	Authors	Year	Title
RI-01505	NADB-R - 1081779; Voided - MF-1589	LERCH, MICHAEL K.	1982	CULTURAL RESOURCES ASSESSMENT OF THE SANTA ANA REGIONAL INTERCEPTOR, REACHES IV-D AND IV-E, SAN BERNARDINO AND RIVERSIDE COUNTIES, CALIFORNIA
RI-03590	NADB-R - 1085077; Voided - MF-3862	HALE, ALICE	1997	CULTURAL RESOURCES ASSESSMENT, SANTA ANA WATERSHED PROJECT AUTHORITY, CHINO BASIN DESALINATION PROGRAM: WATER PIPELINES, WELLS, AND RESERVOIR
RI-03889	NADB-R - 1084796; Voided - MF-4247	DROVER, CHRISTOPHER	1993	ENVIRONMENTAL IMPACT EVALUATION: A CULTURAL RESOURCES IMPACT ASSESSMENT OF THE 748 ACRE EASTVALE PROJECT, RIVERSIDE COUNTY, CALIFORNIA
RI-04703	NADB-R - 1086070	WHITE, ROBERT S. and LAURA S. WHITE	2004	A CULTURAL RESOURCES ASSESSMENT OF TENTATIVE TRACT NO. 31476, A 40.42-ACRE PARCEL LOCATED NORTHEAST OF THE INTERSECTION OF HELLMAN AVENUE AND WALTERS STREET, MIRA LOMA, RIVERSIDE COUNTY
RI-04923	NADB-R - 1086285; Submitter - BCB-04-519	HOOVER, ANNA M. and JULIA FOX	2004	A PHASE I ARCHAEOLOGICAL SURVEY REPORT AND HISTORICAL EVALUATION: TRACT 31826, APNS 144-050-001 TO -005 AND 144-060-002, -003, AND -014, 106-ACRE PROPERTY, NORCO, COUNTY OF RIVERSIDE, CALIFORNIA
RI-04924	NADB-R - 1086286; Submitter - BCB-04-540	HOOVER, ANNA M. and JULIA FOX	2004	AN ARCHAEOLOGICAL HISTORIC EVALUATION REPORT: TRACT 31309, APNS 144-020-004, 144-020, 012, -013 AND 144-020-015, 110-ACRE PROPERTY, NORCO, COUNTY OF RIVERSIDE, CALIFORNIA
RI-04926	NADB-R - 1086288; Submitter - TB-03-R141	IRISH, LESLIE NAY, KRISTIE R. BLEVINS, ANNA M. HOOVER, and HUGH M. WAGNER	2003	A PHASE I ARCHAEOLOGICAL AND PALENTOLOGICAL SURVEY REPORT ON TR 30735, APNS 130-060-001 AND -015 TO -017, COUNTY OF RIVERSIDE, CALIFORNIA
RI-04984	NADB-R - 1086346; Submitter - 05-03-06-742; Voided - RI-09355	MCKENNA ET AL.	2003	ARCHAEOLOGICAL SURVEY REPORT: A PHASE I CULTURAL RESOURCES INVESTIGATION FOR THE PROPOSED ENCLAVE SPECIFIC PLAN PROJECT AREA, RIVERSIDE COUNTY, CALIFORNIA
RI-05001	NADB-R - 1086363; Submitter - 09-01-10-609B	MCKENNA ET AL.	2001	A PHASE I CULTURAL RESOURCES INVESTIGATION OF TRACT 29677, THE OSTERKAMP PROPERTY, IN THE PRADO BASIN AREA OF RIVERSIDE COUNTY, CALIFORNIA.
RI-05049	NADB-R - 1086411	MCKENNA ET AL.	2003	ARCHAEOLOGICAL SURVEY REPORT: A PHASE I CULTURAL RESOURCES INVESTIGATION FOR THE PROPOSED EASTVALE WATER AND SEWER MASTER PLAN, RIVERSIDE COUNTY, CALIFORNIA
RI-05052	NADB-R - 1086414; Submitter - 11-02-03-690	MCKENNA ET AL.	2003	A PHASE I CULTURAL RESOURCES INVESTIGATION FOR THE PROPOSED EASTVALE WATER AND SEWER MASTER PLAN, RIVERSIDE COUNTY, CALIFORNIA
RI-05396	NADB-R - 1086759; Submitter - No. HII230	DICE, MICHAEL	2004	CULTURAL AND PALEONTOLOGICAL RESOURCES ASSESSMENT, AMBERHILL MEADOWS TRACT 30480, RIVERSIDE COUNTY, CA
RI-05400	NADB-R - 1086763	HOOVER, ANNA and KRISTIE BELVINS	2005	A PHASE I ARCHAEOLOGICAL RECORD SEARH AND SURVEY REPORT FOR TRACT 32491, APNS 144-020-003, 43.87 ACRES, NORCO, COUNTY, OF RIVERSIDE, CA
RI-05662	NADB-R - 1087025; Submitter - CA-1602	Erika Thal	2005	Letter Report: Proposed Cellular Tower Project(s) in Riverside County, California, Site Name/Number: CA-1602/ Farm Country

RI-05815	NADB-R - 1087178; Submitter - 05-64	POLLOCK, KATHERINE H. and MICHAEL K. LERCH	2005	ARCHAEOLOGICAL SURVEY FO THREE ALTERNATE SITES FOR THE PROPOSED KIMBALL SUBSTATION, RIVERSIDE AND SAN BERNARDINO COUNTIES, CALIFORNIA
RI-05951	NADB-R - 1087314; Submitter - 1103	TANG, BAI, MICHAEL HOGAN, CASEY TIBBET, and DANIEL BALLESTER	2003	HISTORICAL/ARCHAEOLOGICAL RESOURCES SURVEY REPORT, ASSESSOR'S PARCEL NUMBER 130-030-017, NEAR THE CITY OF NORCO, RIVERSIDE COUNTY, CALIFORNIA
RI-06461	NADB-R - 1087826; Submitter - #1270	TANG, BAI, MICHAEL HOGAN, CASEY TIBBET, and DANIEL BALLESTER	2004	HISTORICAL/ARCHAEOLOGICAL RESOURCES SURVEY REPORT, TENTATIVE TRACT NO.31622, NEAR THE CITY OF NORCO, RIVERSIDE COUNTY, CA
RI-06544	NADB-R - 1087911; Submitter - #1884A	TANG, BAI, MICHAEL HOGAN, DEIRDRE ENCARNACION, NICHOLAS HEARTH, JOSH SMALLWOOD, and TERRI JACQUEMAIN	2006	HISTORICAL/ARCHAEOLOGICAL RESOURCES SURVEY REPORT, THE RANCH AT EASTVALE, ASSESSOR'S PARCEL NOS. 144-010-008, -009, AND -013, NEAR THE CITY OF NORCO, RIVERSIDE COUNTY, CALIFORNIA
RI-06548	NADB-R - 1087915; Submitter - #1700A	TANG, BAI "TOM", MICHAEL HOGAN, DEIRDRE ENCARNACION, and ROBERT PORTER	2006	HISTORICAL/ARCHAEOLOGICAL RESOURCES SURVEY REPORT, TENTATIVE TRACT NO. 30791, ASSESSOR'S PARCEL NOS. 144-060-012 AND -013, NEAR THE CITY OF NORCO, RIVERSIDE COUNTY, CALIFORNIA
RI-07097		Katherine H. Pollock	2006	Archaeological Survey of the Bravon 12kV Transmission Line, City of Chino, San Bernardino and Riverside Counties, California.
RI-07098		Anna M. Hoover, MS RPA, Hugh M. Wagner, and Mark A. Roeder	2007	An Archaeological and Paleontological Mitigation-Monitoring Report for Tract 31826, APNA 144-050-001 Through -005, 144-060-002, -003 & -014 Norco, County of Riverside, California
RI-07729	Submitter - SP06-833, AP1	Crull, Scott and Anna Hoover	2008	AN ARCHAEOLOGICAL MITIGATION-MONITORING REPORT FOR TRACT 31643, THE RIVERSTONE PROJECT, IN THE EASTVALE AREA OF THE COUNTY OF RIVERSIDE, CALIFORNIA.
RI-07730		Crull, Scott and Anna M. Hoover	2008	AN ARCHAEOLOGICAL MITIGATION-MONITORING REPORT FOR TRACT 31961, THE RIVERWOOD PROJECT, EASTVALE AREA OF THE COUNTY OF RIVERSIDE, CALIFORNIA.
RI-08763	Other - PO # 4500436812	Robin Hoffman, Timothy Yates, and Karen Crawford	2012	Cultural Resources Inventory Report for the Proposed Circle City Substation and Mira Loma-Jefferson Subtransmission Line Project
RI-10501	Other - GOS1801	David Brunzell and Joseph Orozco	2018	Cultural Resources Assessment Eastvale Self Storage Project Eastvale, Riverside County, California
RI-10541	Other - PLN18-20008	Brian F. Smith	2018	Cultural Resources Monitoring Report for the Prado Residential Development (Project No. PLN18-20008; TTM No. 35751; APN 144-060-041), City of Eastvale, Riverside County, California
RI-10923		Andrew J Garrison and Brain F Smith	2019	A Phase 1 Cultural Resource Study for the Eastvale Self Storage Project Eastvale, California
RI-10946		David Brunzell	2020	Historical Resource Evaluation for Eastvale Self Storage Project, City of Eastvale, Riverside County, California

SB-00253	NADB-R - 1060253; Voided - 75-4.3A	SAN BERNARDINO COUNTY MUSEUM ASSOCIATION	1975	ETHNOGRAPHIC AND ARCHAEOLOGICAL BACKGROUND
SB-00254	NADB-R - 1060254; Voided - 75-4.3B	SUSS, TERRY D.	1975	ARCHAEOLOGICAL IMPACT REPORT: RESOURCES EVALUATION OF CUCAMONGA CREEK AREA, REMINGTON AVENUE - CHINO - CORONA ROAD, U.S.G.S. CORONA NORTH, CALIF.
SB-00530	NADB-R - 1060530; Voided - 77-8.1	HEARN, JOSEPH E.	1977	ARCHAEOLOGICAL - HISTORICAL RESOURCES ASSESSMENT OF CHINO/CORONA ROAD HO6562 FROM CUCAMONGA AVENUE TO HELLMAN AVENUE, CHINO AREA
SB-01029	NADB-R - 1061029; Voided - 80-9.15	FOSTER, JOHN M. and ROBERTA S. GREENWOOD	1980	CULTURAL RESOURCE OVERVIEW FOR THE SERRANO SUBSTATION TO MIRA LOMA SUBSTATION TRANSMISSION ROUTE ALTERNATIVE CORRIDOR RIGHT-OF-WAY
SB-01287	NADB-R - 1061287; Voided - 82-7.3	LERCH, MICHAEL K.	1982	CULTURAL RESOURCES ASSESSMENT OF THE SANTA ANA REGIONAL INTERCEPTOR, REACHES IV-D AND IV-E, SAN BERNARDINO AND RIVERSIDE COUNTIES, CALIFORNIA
SB-01358	NADB-R - 1061358; Voided - 83-2.6	MACKO, MICHAEL E., EDWARD B. WEIL, JILL WEISBORD, and JOHN COOPER	1983	FINAL REPORT: MIRA LOMA-SERRANO 500 KV DC AND SERRANO-VILLA PARK 220 KV TRANSMISSION LINE PROJECT
SB-01492	NADB-R - 1061492; Voided - 85-5.2A-B	LANGENWALTER II, PAUL E. and JAMES BROCK	1985	PHASE II ARCHAEOLOGICAL STUDIES: PRADO BASIN AND THE LOWER SANTA ANA RIVER
SB-01855	NADB-R - 1061855; Voided - 89-1.9	BROCK, JAMES	1989	HISTORIC RECORDS DATABASE: PRADO BASIN REAL ESTATE ACQUISITION FILES
SB-01941	NADB-R - 1061941; Voided - 89-6.10	HATHEWAY, ROGER G.	1989	ARCHIVAL RESEARCH AND SITE DOCUMENTATION, PRADO BASIN, CALIFORNIA
SB-01942	NADB-R - 1061942; Voided - 89-6.11	SWANSON, MARK T. and ROGER G. HATHEWAY	1989	THE DAIRY INDUSTRY OF THE PRADO BASIN
SB-02030	NADB-R - 1062030; Voided - 89-6.13	KIELUSIAK, CAROL	1989	CULTURAL RESOURCES ASSESSMENT - SARI, REACHES IV D & E
SB-02058	NADB-R - 1062058; Voided - 90-1.5	GREENWOOD, ROBERTA S. and JOHN S. FOSTER	1990	CONTEXT AND EVALUATION OF HISTORIC SITES IN THE PRADO BASIN
SB-02400	NADB-R - 1062400	WHITNEY-DESAUTELS, NANCY and REDERICK A. SUNDBERG	1991	ARCHAEOLOGICAL AND PALEONTOLOGICAL SURVEY REPORT, CHINO BASIN MUNICIPAL WATER DISTRICT CO-COMPOSTING PROJECT, CHINO, SAN BERNARDINO COUNTY, CALIFORNIA
SB-03686	NADB-R - 1063686	HALE, ALICE M.	1997	CULTURAL RESOURCE ASSESSMENT-SANTA ANA WATERSHED PROJECT AUTHORITY, CHINO BASIN DESALINATION PROGRAM: WATER PIPELINES, WELLS & RESERVOIR. 26PP
SB-03687	NADB-R - 1063687	LOVE, BRUCE and BAI TANG	1997	IDENTIFICATION & EVALUATION OF HISTORIC PROPERTIES-CHINO BASIN DESALINATION PROGRAM, FACILITIES REVISION PROJECT, SAN BERNARDINO & RIVERSIDE COUNTIES. 26PP]
SB-04407	NADB-R - 1064407	MCKENNA, JEANETTE A	2003	A PHASE I CULTURAL RESOURCES INVESTIGATION FOR TENTATIVE TRACT NO. 16419, APPROXIMATELY 300 ACRES IN THE PRADO BASIN ARE OF SAN BERNARDINO COUNTY, CA. 49PP

SB-04756	NADB-R - 1064756	Pollock, Katherine H.	2006	Archaeological Survey of the New Chino-Kimball 66kV Transmission Line, City of Chino, San Bernardino and Riverside Counties, California.
SB-04757	NADB-R - 1064757	BONNER, WAYNE H., AISLIN-KAY, MARNIE, and ALYNNE LOUPE	2006	CULTURAL RESOUCE RECORDS SEARCH AND SITE VISIT RESULTS FOR CINGULAR TELECOMMUNICATIONS FACILITY CANDIDATE ES-0121-02 (KLINEFELTER), 1.9 MILES NORTH OF I-40 ON HIGHWAY 95, NEEDLES, SAN BERNARDINO COUNTY, CALIFORNIA, 92363
SB-04850	NADB-R - 1064850	McKenna, Jeanette A.	2006	Addendum Studies, Eastside Master Plan Amendment and TTM 17058.
SB-05286	NADB-R - 1065286	MCKENNA, JEANETTE	2006	A PHASE 1 CULTURAL RESOURCES INVESTIGATION OF APPROXIMATELY 102 ACRES OF LAND WITHIN THE LEWIS OPERATING CORP. PROPERTY SOUTH OF THE PINE AVENUE IN CHINO, SANBERNARDINO COUNTY, CALIFORNIA
SB-06267	Agency Nbr - 1066267	Wetherbee, Matthew, Gavin Archaer, and Mark Deering	2008	Cultural Resource Inventory: Mill Creek Wetlands Recreation and Restoration Demonstration Project, City of Chino, County of San Bernardino, State of California.
SB-06268	NADB-R - 1066268	Wetherbee, Matthew and Robert Larkin	2007	Cultural Resource Inventory: Mill Creek Recreation Plan Geotechnical Cone Penetration Test Locations and Access Routes, City of Chino, County of San Bernardino, State of California.
SB-07446	NADB-R - 1067446	Tang, Bai "Tom"	2013	Historical/Archaeological Resources Survey: Prado Basin Habitat Sustainability Program, Monitoring Wells, Inland Empire Utilities Agency Peace II Project, San Bernardino and Riverside Counties, California.
SB-07655	NADB-R - 1067655	Hoffman, Robin, Timothy Yates, and Karen Crawford	2012	Cultural Resources Inventory Report for the Proposed City Substation and Mira Loma-Jefferson Subtransmission Line Project, Riverside and San Bernardino Counties, California.
SB-07896	NADB-R - 1067896	Tang, Bai "Tom" and Terri Jacquemain	2014	Historic Building Evaluation: John Jaques and Son Dairy, 8612-8724 Pine Avenue, City of Chino, San Bernardino County, California.

APPENDIX D
GEOTECHNICAL INVESTIGATION

ALTA CALIFORNIA
GEOTECHNICAL INC.

170 North Maple Street, Suite 108
Corona, CA 92880
www.altageotechnical.com

WARMINGTON RESIDENTIAL
3090 Pullman Street
Costa Mesa, CA 92626

May 16, 2025
Project No. 1-0602

Attention: Mr. Bret Ilich

Subject: **GEOTECHNICAL INVESTIGATION**
7500 Hellman Avenue,
City of Eastvale, County of Riverside, California

References: See Appendix A

Dear Mr. Ilich:

Alta California Geotechnical, Inc. (Alta) is pleased to present this Geotechnical Investigation for the vacant lot located at 7500 Hellman Avenue in the City of Eastvale, County of Riverside, California. This report is based on Alta's recent subsurface investigation, laboratory testing, engineering analyses, a review of the referenced reports, and Alta's staff's experience with similar projects in this vicinity.

Alta's review of the geotechnical data indicates that the proposed development is feasible, from a geotechnical perspective, provided that the recommendations presented in this report are incorporated into the grading and improvement plans and implemented during site development.

Included in this report are:

- Discussion of the site geotechnical conditions.
- Recommendations for remedial and site grading, including unsuitable soil removals.
- Geotechnical site construction recommendations.
- Foundation design parameters.

If you have any questions or should you require any additional information, please contact the undersigned at (951) 509-7090. Alta appreciates the opportunity to provide geotechnical consulting services for your project.

Sincerely,
Alta California Geotechnical, Inc.

NATHAN M. LANKEY
Engineering Geology Associate

LOGAN A. MARQUETTE
Civil Engineering Associate

Reviewed By:

SCOTT A. GRAY/RGE 2857
Reg. Exp.: 12-31-26
Registered Geotechnical Engineer
President

FRANK J. ECHENIQUE/CEG 2134
Reg. Exp.: 7-31-26
Engineering Geologist
Manager of Geologic Services

Distribution: (1) Addressee

NML:SAG 1-0602, May 16, 2025 (Geotechnical Investigation, 7500 Hellman Ave, Eastvale)

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1.0 INTRODUCTION

This report presents Alta's findings, conclusions, and geotechnical recommendations for the proposed development located at 7500 Hellman Avenue in the City of Eastvale, County of Riverside, California.

1.1 Purpose

The purpose of this report is to examine the existing onsite geotechnical conditions and assess the impacts that the geotechnical conditions may have on the proposed development. This report is suitable for use in developing grading plans and engineer's cost estimates.

1.2 Scope of Work

Alta's Scope of Work for this geotechnical investigation included the following:

- Reviewing the referenced reports and air photos (Appendix A).
- Site geologic mapping.
- Excavating, logging, and sampling five (5) hollow-stem auger borings to a maximum depth of 51.5-feet below the existing ground surface (Appendix B).
- Conducting laboratory testing on samples obtained during our investigation (Appendix C).
- Conducting two (2) infiltration tests in two (2) additional borings at depths of 10.0-feet below the ground surface.
- Evaluating engineering geologic and geotechnical engineering data, including laboratory data, to develop recommendations for site remedial grading including specialized grading techniques for unsuitable soil removals along the property boundary, import soil, foundations and utilities.
- Preparing this report and accompanying exhibits.

1.3 Report Limitations

The conclusions and recommendations presented in this report are based on the field and laboratory information generated during this investigation, and a review of the referenced reports. The information contained in this report is intended to be used for development of grading plans and preliminary construction cost estimates.

2.0 PROJECT DESCRIPTION

2.1 Site Location and Existing Conditions

The irregular-shaped, approximately ±3.1-acre site is bounded to the north and east by existing residential developments, to the west by Hellman Avenue, and to the south by Walters Street. The site is currently vacant.

Historic aerial images are available as far back as 1938 and indicate the site was occupied by heavy vegetation throughout. By 1959, the vegetation was removed. By 1994, multiple structures were constructed and trees planted in the northeastern portion of the site. By 2022, all structures were removed. The site has remained relatively unchanged since (Historic Aerials, 2025).

2.2 Proposed Development

It is our understanding that the site will be developed to support a residential project. We anticipate that conventional cut-and fill-grading techniques will be used to develop the site for the support of wood-frame and stucco construction with shallow foundations and reinforced concrete slabs-on-grade, and associated improvements.

3.0 SITE INVESTIGATION

3.1 Subsurface Investigation and Laboratory Testing

Alta conducted a subsurface investigation on April 17th, 2025, consisting of the excavation, logging, and select sampling of six (5) hollow-stem auger borings to a maximum depth of 51.5-feet below the existing ground surface. The locations of

the borings are shown on Plate 1 and the boring logs are presented in Appendix B.

Laboratory testing was performed on bulk and ring samples obtained during the field investigation. A brief description of the laboratory test procedures and the test results are presented in Appendix C.

3.2 Infiltration Testing

It is Alta's understanding that the site may utilize infiltration systems for storm water disposal. Details of the systems are not known at this time.

Infiltration testing was undertaken using ten (10) foot-deep borings (P-1 and P-2) as shown on Plate 1. The testing was performed on April 18th, 2025 in general conformance with the County of Riverside Technical Guidance Document Standards. The test wells were presoaked for 24 hours, and then water level readings were recorded every 10 minutes until the readings stabilized.

The data was then adjusted to provide an infiltration rate utilizing the Porchet Method. The resulting infiltration rate is presented in Table 3-1. The results do not include a Factor of Safety. Recommendations for infiltration BMP design are presented in Section 6.3.

Table 3-1
Summary of Infiltration Testing
(No Factor of Safety)

Test Designation	P-1	P-2
Approximate Depth of Test	10 ft	5 ft
Time Interval	10 minutes	10 minutes
Radius of Test Hole	4 inches	4 inches
Tested Infiltration Rate	1.7 (in/hr)	0.2 (in/hr)

4.0 GEOLOGIC CONDITIONS

4.1 Geologic and Geomorphic Setting

Regionally, the subject site is located in the Peninsular Ranges geomorphic province, which characterizes the southwest portion of southern California where major right lateral major active fault zones predominately trend northwest-southeast. The Peninsular Ranges province is composed of plutonic and metamorphic rock, with lesser amounts of Tertiary volcanic and sedimentary rock, Quaternary drainage in-fills and sedimentary veneers.

4.2 Stratigraphy

Based on a review of Morton, 2003, and our subsurface investigation, the site is underlain by young alluvial fan deposits. This geologic unit is briefly described below.

4.2.1 Young Alluvial Fan Deposits (Map symbol Qyf)

The young alluvial fan deposits consisting of grayish brown to brown silty and sandy clay in a dry to moist, stiff to very stiff condition. Also, light grayish brown to yellowish brown clayey sand and sand in a moist to wet, medium dense to very dense condition was encountered. The unit was logged to a depth of 51.5 feet below the ground surface.

4.3 Geologic Structure

4.3.1 Tectonic Framework

Jennings (1985) defined eight structural provinces within California that have been classified by predominant regional fault trends and similar fold structure. These provinces are in turn divided into blocks and sub-blocks that are defined by "major Quaternary faults." These blocks and sub-blocks exhibit similar structural features. Within this framework, the subject site is located within Structural Province I, which is controlled by the dominant northwest trend of the San Andreas Fault and is divided

into two blocks, the Coast Range Block and the Peninsular Range Block. The Peninsular Range Block, on which this site is located, is characterized by a series of parallel, northwest trending faults that exhibit right lateral strike-slip movement. These faults are terminated by the Transverse Range block to the north and extend southward into the Baja Peninsula. These northwest trending faults divide the Peninsular Range block into eight sub-blocks. The site is located in the northern portion of the Santa Ana Sub-block, one of the eight sub-blocks, which is bound on the east by the Elsinore fault zone and on the west by the Newport-Inglewood fault zone.

4.3.2 Regionally Mapped Active Faults

Several large, active fault systems including the Whittier- Elsinore, the Cucamonga, and the San Jacinto occur in the region surrounding the site. These fault systems have been studied extensively and in a large part control the geologic structure of southern California.

4.3.3 Geologic Structure

Based upon our site investigation and literature review, the onsite alluvial sediments are of Holocene age, and are not folded or faulted.

4.4 Groundwater

Our subsurface investigation encountered groundwater at a depth of 40.1 feet below the ground surface on B-1. Groundwater data available from the nearest well (State Well # 339534N1176112W001) located across Hellman Avenue, west of the property indicates that the groundwater depth has been approximately 38-feet below the ground surface, from 2024 (WDL, 2025).

4.5 Earthquake Hazards

The subject site is located in southern California, which is a tectonically active area. The type and magnitude of seismic hazards affecting a site are dependent on the distance to the causative fault and the intensity and magnitude of the seismic event. The seismic hazard may be primary, such as surface rupture and/or ground shaking, or secondary, such as liquefaction and/or ground lurching.

4.5.1 Local and Regional Faulting

The site is located on the northeastern portion of the Riverside sub-block. The closest known active faults and their distances to the site are presented on Table 4-1 below.

TABLE 4-1
Local and Regional Faulting

Fault Zone	Distance to Fault Zone
Chino	3.7 miles
Elsinore	7.2 miles
San Jose	11.5 miles
Cucamonga	13.6 miles
Sierra Madre	13.9 miles
San Jacinto	19.2 miles

4.5.2 Seismicity

Ground shaking hazards caused by earthquakes along other active regional faults exist. The 2022 California Building Code requires use-modified spectral accelerations and velocities for most structural designs. Seismic design parameters using soil profile types identified in the 2022 California Building Code are presented in Section 7.3.

4.5.3 Surface Rupture

Active faults are not known to exist within the project and a review of Special Publication 42 indicates the site is not within a California State designated earthquake fault zone. Accordingly, the potential for fault surface rupture on the subject site is very low.

4.5.4 Liquefaction

Seismic agitation of relatively loose saturated sands, silty sands, and some silts can result in a buildup of pore pressure. If the pore pressure exceeds the overburden stresses, a temporary quick condition known as liquefaction can occur. Liquefaction effects can manifest in several ways including: 1) loss of bearing; 2) lateral spread; 3) dynamic settlement; and 4) flow failure. Lateral spreading has typically been the most damaging mode of failure.

In general, the more recent that a sediment has been deposited, the more likely it will be susceptible to liquefaction. Other factors that must be considered are: groundwater, confining stresses, relative density, and the intensity and duration of seismically-induced ground shaking.

Alta performed a liquefaction analysis utilizing blow count data from our subsurface investigation to determine the liquefaction potential of the younger alluvium. A description of Alta's analysis and calculations are presented in Appendix D of this report. A groundwater level of 35 feet below existing ground surface was assumed. The results of our findings are discussed below under the headings of the specific types of liquefaction which can be manifested during seismic shaking. Conclusions regarding liquefaction are presented in Section 6.4.

- **Loss of Bearing:**

  Liquefaction can potentially cause bearing failure due to ground softening and near-failure in bearing. Upon the completion of removal and recompaction of the upper soils as recommended in Section 6.1.2, the potential for loss of bearing shall be minimal and within foundation tolerances.

- **Lateral Spreading:**

  The lateral displacement of surficial blocks of sediment can occur as a result of liquefaction in a subsurface layer. The most pervasive forms of lateral spreading typically involve sites located near a "free-face" (large slopes, channels, etc.), however, it has been noted that lateral spreading can occur on sites with gently sloping (1% or more) ground, such as the subject site.

  Determination of the potential for lateral spread is based on the presence of continuous potentially liquefiable soil layers underneath the structures, the presence of lateral confinement, and various analyses such as empirical modeling. Bartlett, Hansen and Youd (2002) states that surface manifestation of lateral spread is typically limited to sites with liquefiable soils within 10 meters (32 feet) of grade, and that sites underlain by soils with (N1)60 values 15 and greater do not experience significant displacements from earthquakes with magnitudes less than 8.

  Given the depth to groundwater/liquefiable soils, it is our opinion that the potential for lateral spread to occur onsite is considered nil.

- **Settlement:**

  Settlement due to seismic shaking can occur as a result of both liquefaction of saturated sediments or rearrangement of dry sand particles. Our liquefaction analysis was performed utilizing CPT data and laboratory test results to analyze the potential amount of settlement. A description of Alta's analysis and calculations are presented in Appendix D of this report. Dynamic settlement design recommendations are presented in Section 7.1.

- **Flow Failure:**

  Due to the relatively flat nature of the site, and the relatively horizontal deposition of the underlying deposits, the potential for flow failure onsite is considered minimal

4.5.5 Dry Sand Settlement

Dry sand settlement is the process of non-uniform settlement of the ground surface during a seismic event. A dry sand settlement analysis was performed utilizing blow count data obtained during our subsurface investigation. The results are presented in Appendix D. Based on our analysis and our removal/recompaction recommendations, the potential for dry sand settlement is anticipated to be low and within foundation design tolerances.

5.0 ENGINEERING PROPERTIES AND ANALYSIS

5.1 Materials Properties

Presented herein is a general discussion of the engineering properties of the onsite materials that will be encountered during construction of the proposed project. Descriptions of the soil (Unified Soil Classification System) are presented on the boring logs in Appendix B.

5.1.1 Excavation Characteristics

Based on the data provided from the subsurface investigation, it is our opinion that the onsite materials possess favorable excavation characteristics such that conventional earth moving equipment can be utilized.

5.1.2 Compressibility

The upper portions of young alluvial fan deposits onsite are considered compressible and unsuitable to support the proposed improvements. Recommended removal depths are presented in Section 6.1.2.

5.1.3 Moisture

The moisture content of the young alluvial fan deposits that will require removal and recompaction as discussed in Section 6.1.2 are typically under-optimum and will require moisture conditioning for compaction.

5.1.4 Hydro-Consolidation

Hydro-consolidation is the effect of introducing water into soil that is prone to collapse. Upon loading and initial wetting, the soil structure and apparent strength are altered resulting in almost immediate settlement. That settlement can have adverse impacts on engineered structures, particularly in areas where it is manifested differentially. Differential settlements are typically associated with differential wetting, irregularities in the subsurface soil conditions, or irregular loading patterns.

Based on our laboratory testing (Appendix C), the potential for hydro-collapse in the underlying young alluvial fan deposits is minimal and shall be within foundation tolerances upon the completion of the recommended unsuitable soil removals.

5.1.5 Expansion Potential

Expansion index testing was performed on samples taken during our subsurface investigation. Based on the results, it is anticipated that the majority of materials onsite are “very low” to “low” in expansion potential (0≤EI≤50, Appendix C) when tested per ASTM D: 4829.

5.1.6 Earthwork Adjustments

The values presented in Table 5-1 are deemed appropriate for estimating purposes and may be used in an effort to balance earthwork quantities. As is the case with every project, contingencies should be made to adjust the earthwork balance when grading is in-progress and actual conditions are better defined.

TABLE 5-1 Earthwork Adjustment Factors		
Geologic Unit	**Adjustment Factor Range**	**Average**
Young Alluvial Fan Deposits	Shrink 22% to 26%	24%

5.1.7 Chemical Analyses

Chemical testing was performed on samples of material underlying the proposed site. Soluble sulfate test results indicate that the soluble sulfate concentrations of the soils tested are classified as negligible (Category S0) per ACI 318-14.

Elevated chloride levels on the order of 775 ppm were detected in the upper soils in the vicinity of B-1. Based on the elevated chloride levels as presented in Appendix C, the onsite soils are classified as "corrosive" to buried metals and concrete (Caltrans, 2022). Additional discussions on corrosion are presented in Section 7.9. Corrosion tests results are presented in Appendix C.

5.2 Engineering Analysis

Presented below is a general discussion of the engineering analysis methods that were utilized to develop the conclusions and recommendations presented in this report.

5.2.1 Bearing Capacity and Lateral Earth Pressures

Ultimate bearing capacity values were obtained using the graphs and formula presented in NAVFAC DM-7.1. Allowable bearing was determined by applying a factor of safety of at least 3 to the ultimate bearing capacity. Static lateral earth pressures were calculated using Rankine methods for active and passive cases. If it is desired to use Coulomb forces, a separate analysis specific to the application can be conducted.

6.0 CONCLUSIONS AND RECOMMENDATIONS

Based on Alta's findings during our subsurface investigation, the laboratory test results, and our staff's previous experience in the area, it is Alta's opinion that the development of the site is feasible from a geotechnical perspective. Presented below are Alta's recommendations that should be incorporated into site development and construction plans.

6.1 General Earthwork Recommendations

All grading shall be accomplished under the observation and testing of the project geotechnical consultant in accordance with the recommendations contained herein and the City of Eastvale criteria.

6.1.1 Site Preparation

Vegetation, construction debris, and other deleterious materials are unsuitable as structural fill material and should be disposed of offsite prior to commencing grading/construction. Any septic tanks, seepage pits or wells should be abandoned as per the County of San Bernardino Department of Health Services.

6.1.2 Unsuitable Soil Removals

The upper portions of the young alluvial fan deposits near the surface are compressible and as such, are not suitable to support the proposed structures. As such, it is anticipated that, on average, the upper three (3) to five (5) feet of existing soils will require removal and recompaction, extending at a minimum 5 feet horizontally outside the structures. This recommended removal combined with the foundation recommendations presented in Section 7.1 should provide suitable support for the proposed structures.

The Project Geotechnical Consultant should observe the removal bottom prior to placing fill. If unsuitable soils such as undocumented artificial fill

are exposed upon the completion of the removals recommended above, additional removals may be required.

For streets, in general, a minimum removal and recompaction of the upper two (2) feet of soil is recommended, although deeper removals may be required if undocumented fill is exposed at that depth.

Material removed as part of the unsuitable soil removals can be used as engineered fill, provided it is free of deleterious materials.

6.1.3 Over-excavation of Building Pads

Footings for structures should be underlain by a minimum of two (2) feet of compacted fill. As such, for building pads where unsuitable soil removals do not provide the minimum depth of compacted fill, or where design grades and/or remedial grading activities create cut/fill transitions, the cut and shallow fill portions of the building pads should be over-excavated to provide the required depth of fill below the footings.

6.2 General Earthwork Recommendations

6.2.1 Compaction Standards

All fill and processed natural ground shall be compacted to a minimum relative compaction of 90 percent, as determined by ASTM Test Method: D-1557. Fill material should be moisture conditioned to optimum moisture or above, and as generally discussed in Alta's Earthwork Specification Section presented in Appendix E. Compaction shall be achieved with the use of sheepsfoot rollers or similar kneading type equipment.

6.2.2 Groundwater/Seepage

It is anticipated that groundwater will not be encountered during construction. It is possible that perched water conditions could be encountered depending on the time of year construction occurs.

6.2.3 Documentation of Removals

All removal/over-excavation bottoms should be observed and approved by the project Geotechnical Consultant prior to fill placement. Consideration should be given to surveying the removal bottoms and undercuts after approval by the geotechnical consultant and prior to the placement of fill. Staking should be provided in order to verify undercut locations and depths.

6.2.4 Treatment of Removal Bottoms

At the completion of removals/over-excavation, the exposed removal bottom should be ripped to a minimum depth of eight (8) inches, moisture-conditioned to above optimum moisture content and compacted in-place to the project standards.

6.2.5 Fill Placement

After removals, scarification, and compaction of in-place materials are completed, additional fill may be placed. Fill should be placed in eight-inch bulk maximum lifts, moisture conditioned to optimum moisture content or above, compacted and tested as grading/construction progresses until final grades are attained.

6.2.6 Moisture Content

The moisture content of the upper in-situ soils is primarily below optimum, as shown on the boring logs in Appendix B. These soils will require moisture conditioning prior to placement as engineered fill.

6.2.7 Mixing

Mixing of materials may be necessary to prevent layering of different soil types and/or different moisture contents. Mixing should be accomplished prior to and as part of the compaction of each fill lift.

6.2.8 Import Soils

Import soils, if necessary, should consist of clean, low expansive, structural quality, compactable materials similar to the on-site soils and should be free of trash, debris or other objectionable materials. The project Geotechnical Consultant should be notified not less than 72 hours in advance of the locations of any soils proposed for import. Import sources should be sampled, tested, and approved by the project Geotechnical Consultant at the source prior to the importation of the soils to the site. The project Civil Engineer should include these requirements on plans and specifications for the project.

6.2.9 Utility Trenches

6.2.9.1 Excavation

Utility trenches should be supported, either by laying back excavations or shoring, in accordance with applicable OSHA standards. In general, existing site soils are classified as Soil Types "B" and “C” per OSHA standards. Upon completion of the recommended removals and re-compaction, the artificial fill will be classified as Soil Type "B". The Project Geotechnical Consulting should be consulted if geologic conditions vary from what is presented in this report.

6.2.9.2 Backfill

Trench backfill should be compacted to at least 90 percent of maximum dry density as determined by ASTM D-1557. Onsite soils will not be suitable for use as bedding material but will be suitable for use in backfill provided oversized materials are removed. No surcharge loads should be imposed above excavations. This includes spoil piles, lumber, concrete trucks, or other construction materials and equipment. Drainage above excavations should be directed away from the banks. Care should be taken to avoid saturation of the soils. Compaction should be accomplished by mechanical means. Jetting of native soils will not be acceptable.

Under-slab trenches should also be compacted to project specifications. If select granular backfill (SE > 30) is used, compaction by flooding will be acceptable.

6.2.10 Backcut Stability

Temporary backcuts, if required during unsuitable soil removals, should be made no steeper than 1:1 without review and approval of the geotechnical consultant. Flatter backcuts may be necessary where geologic conditions dictate and where minimum width dimensions are to be maintained.

Care should be taken during remedial grading operations in order to minimize risk of failure. Should failure occur, complete removal of the disturbed material will be required.

In consideration of the inherent instability created by temporary construction backcuts for removals, it is imperative that grading schedules are coordinated to minimize the unsupported exposure time of these excavations. Once started, these excavations and subsequent fill operations should be maintained to completion without intervening delays imposed by avoidable circumstances. In cases where five-day workweeks comprise a normal schedule, grading should be planned to avoid exposing at-grade or near-grade excavations through a non-work weekend. Where improvements may be affected by temporary instability, either on or offsite, further restrictions such as slot cutting, extending workdays, implementing weekend schedules, and/or other requirements considered critical to serving specific circumstances may be imposed.

6.3 Storm Water Infiltration Systems

From a geotechnical perspective, allowing storm water to infiltrate the onsite soil in concentrated areas increases the potential for settlement, liquefaction, and water-related damage to structures/improvements, such as wet slabs or pumping subgrade, and should be avoided where possible. If infiltration systems are required on this site, care should be taken in designing systems that control the storm water as much as possible.

Preliminary infiltration testing was conducted at the site as part of this investigation, and the methodology is discussed in 3.2. The resulting infiltration rates for P-1 and P-2 was calculated to be 1.7 and 0.2-inches per hour, respectively. The results do not include a factor of safety.

The Project Geotechnical Consultant should review the final WQMP design prior to construction.

6.4 Boundary Conditions

Construction of retaining/screen walls along site boundaries will require additional geotechnical recommendations concerning unsuitable soil removals and foundation design parameters. Boundary conditions for the project should be reviewed by the Project Geotechnical Consultant as the design progresses.

7.0 DESIGN CONSIDERATIONS

7.1 Structural Design

It is anticipated that multi-story, wood-frame residential structures with slab on-grade and shallow foundations will be constructed. Upon the completion of rough grading, finish grade samples should be collected and tested in order to provide specific recommendations as they relate to the individual building pads. These test results and corresponding design recommendations should be presented in a final rough grading report. Final slab and foundation design recommendations should be made based upon specific structure sitings, loading conditions, and as-graded soil conditions.

It is anticipated that the majority of onsite soils will possess “very low” to “low” expansion potential when tested in general accordance with ASTM Test Method D: 4829. For budgeting purposes, the following foundation design requirements for a range of potential expansion characteristics are presented.

Due to the corrosive levels of chloride detected in the upper soils (Appendix C), it is recommended to utilize post-tensioned foundation systems with encapsulated anchors. Additional discussion is presented in Section 7.9,

7.1.1 Foundations

Foundations may be preliminary designed based on the values presented in Table 7-1 below.

Table 7-1 Foundation Design Parameters*	
Allowable Bearing	2000 lbs/ft^2 assuming a minimum footing width and embedment of 12 inches.
Lateral Bearing	250 lbs/ft^2 at a depth of 12 inches plus 250 lbs/ft^2 for each additional 12 inches of embedment to a maximum of 2000 lbs/ft^2
Sliding Coefficient	0.35
Differential Settlement	Dynamic: 0.5-inches in 40 feet Static: 1.0-inch in 40 feet

*These values may be increased as allowed by Code to resist transient loads such as wind or seismic. Building code and structural design considerations may govern depth and reinforcement requirements and should be evaluated.

7.1.2 Post-Tensioned Slabs/Foundation Design Recommendations

Post-tensioned slabs for the project may be preliminarily designed utilizing the parameters presented in Tables 7-1 and 7-2. The parameters presented herein are based on methodology provided in the Design of Post-Tensioned Slabs-On-Ground, Third Edition, by the Post-Tensioning Institute, in accordance with the 2022 CBC.

TABLE 7-2

POST-TENSION SLAB DESIGN PARAMETERS

Category	Expansion Potential	Minimum Embedment	Edge Lift		Center Lift	
			Em (ft)	Ym (inch)	Em (ft)	Ym (inch)
I	Very Low to Low	12 inches*	5.4	0.61	9.0	0.26
Slab Subgrade Moisture						
Category I	Minimum 110% of optimum moisture to a depth of 12 inches prior to pouring concrete					
Embedment*						
The minimum outer footing embedment presented herein are based on expansion indexes. The structural engineer should verify the minimum embedment based on the number of floors supported by the footings, the structural loading, and the requirements of the latest California Building Code. If mat slabs are utilized, alternate embedment depths can be provided.						
Moisture Barrier						
A moisture barrier should be provided in accordance with the recommendations presented in Section 7.2						
The parameters presented herein are based on procedures presented in the Design of Post-Tensioned Slabs-On-Ground, Third Edition. No corrections for vertical barriers at the edge of the slab, or for adjacent vegetation have been assumed. The design parameters are based on a Constant Suction Value of 3.9 pF.						

7.2 Moisture Barrier

A moisture and vapor retarding system should be placed below the slabs-on-grade in portions of the structure considered to be moisture sensitive and should be capable of effectively preventing the migration of water and reducing the transmission of water vapor to acceptable levels. Historically, a 10-mil plastic membrane, such as Visqueen, placed between one to four inches of clean sand, has been used for this purpose. The use of this system or other systems can be considered, at the discretion of the designer, provided the system reduces the vapor transmission rates to acceptable levels.

7.3 Seismic Design

The site classes were determined based on the referenced reports and published geologic maps in the area in general conformance with Chapter 20 of ASCE 7-16. Based on the density of the underlying soils, a Site Class of D (shear wave velocity of 259 m/s) was selected. The seismic design parameters were calculated using a program based on the USGS website and ASCE 7-16 procedures. The resulting values are presented in Table 7-3. These values are applicable providing the exceptions presented in Supplements 2 and 3 of ASCE 7-16 are utilized in the design of the structure. If the design does not include the exception methodology, then a site-specific analysis shall be conducted.

TABLE 7-4 Seismic Ground Motion Values
2022 CBC and ASCE 7-16

Parameter	*Value*
Site Class	D
Site Latitude	33.9531
Site Longitude	-117.6099
Spectral Response Acceleration Parameter, S_S	1.714
Spectral Response Acceleration Parameter, S_1	0.600
Site Coefficient, F_a	1.0
Site Coefficient, F_v	1.7
MCE Spectral Response Acceleration Parameter, S_{MS}	1.714
MCE Spectral Response Acceleration Parameter, S_{M1}	1.020
Design Spectral Response Acceleration Parameter, S_{DS}	1.143
Design Spectral Response Acceleration Parameter, S_{D1}	0.680
Peak Ground Acceleration, PGA_M	0.768

7.4 Block Walls

Block walls, if used, should be embedded a minimum of 2 feet below the lowest adjacent grade. Construction joints (not more than 20 feet apart) should be included in the block wall construction. Side yard walls should be structurally separated from the rear yard wall.

7.5 Footing Excavations

Soils from the footing excavations should not be placed in slab-on-grade areas unless properly compacted and tested. The excavations should be cleaned of all loose/sloughed materials and be neatly trimmed at the time of concrete placement. The Project Geotechnical Consultant should observe the footing excavations prior to the placement of concrete to determine that the excavations are founded in suitably compacted material.

7.6 Retaining Walls

Retaining walls should be founded on engineered fill and should be backfilled with granular soils that allow for drainage behind the wall. Foundations may be designed in accordance with the recommendations presented in Table 7-1, above. Unrestrained walls, free to horizontally move 0.0005H (for dense cohesionless backfill), may be designed to resist lateral pressures imposed by a fluid with a unit weight determined in accordance with the Table 7-5 below. The table also presents design parameters for restrained (at-rest) retaining walls. These parameters may be used to design retaining walls that may be considered as restrained due to the method of construction or location (corner sections of unrestrained retaining walls).

TABLE 7-5
Equivalent Fluid Pressures for 90% Compacted Fill (Select Material)

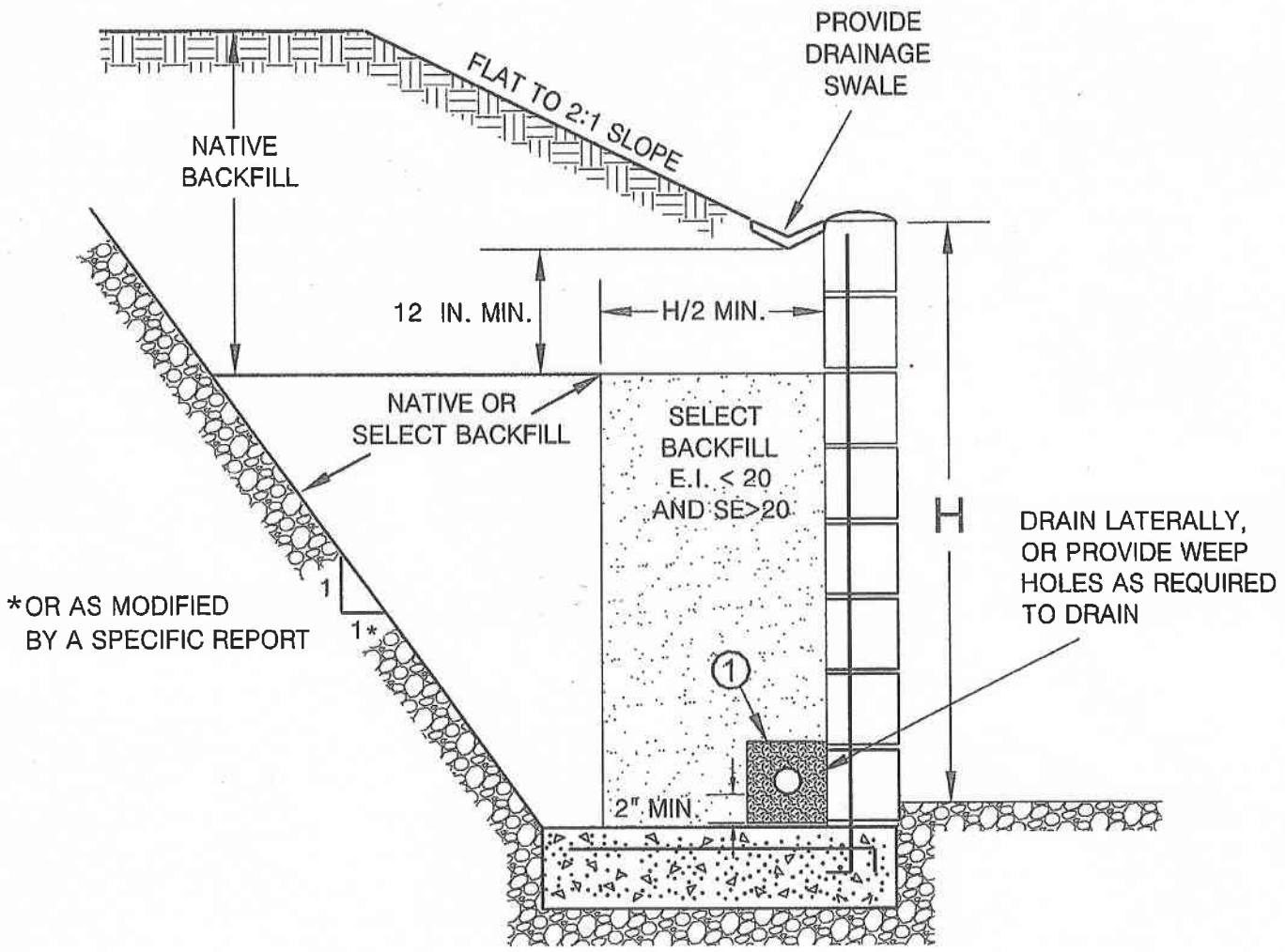
Backfill	Active Pressure (psf/ft)	At-Rest Pressure (psf/ft)
Level	35	55

Per the requirements of the 2022 CBC, the seismic force acting on the retaining walls with backfill exceeding 6-feet in height may be resolved utilizing the formula $15.5H^2$ lb/lineal ft (H=height of the wall). This force acts at approximately 0.6H above the base of the wall (inverted triangle). The seismic value can be converted as required by the retaining wall engineer. Retaining walls should be designed in general accordance with Section 1807A.2 of the 2022 CBC.

- Restrained retaining walls should be designed for "at-rest" conditions.
- The design loads presented in the above table are to be applied on the retaining wall in a horizontal fashion and as such friction between wall and retained soils should not be allowed in the retaining wall analyses.
- Additional allowances should be made in the retaining wall design to account for the influence of construction loads, temporary loads, and possible nearby structural footing loads.
- Select backfill should be granular, structural quality backfill with a Sand Equivalent of 20 or better and an ASCE Expansion Index of 20 or less. The backfill must encompass the full active wedge area. The upper one foot of backfill should be comprised of native on-site soils (see Plate A).
- The wall design should include waterproofing (where appropriate) and backdrains or weep holes for relieving possible hydrostatic pressures. The backdrain should be comprised of a 4-inch perforated PVC pipe in a 1 ft. by 1 ft., ¾-inch gravel matrix, wrapped with a geofabric. The backdrain should be installed with a minimum gradient of 2 percent and should be outletted to an appropriate location. For subterranean walls this may include drainage by sump pumps.
- No backfill should be placed against concrete until minimum design strengths are achieved.

It should be noted that the allowable bearing and lateral bearing values presented in Table 7-1 are based on level conditions at the toe. Modified design parameters can be presented for retaining walls with sloping condition at the toe. Other conditions should be evaluated on a case-by-case basis.

RETAINING WALL BACKFILL DETAIL



(1)

PIPE: 4-INCH PERFORATED PVC, SCHEDULE 40, SDR35 OR APPROVED ALTERNATE MINIMUM 8 PERFORATIONS (1/4-IN. DIA.) PER LINEAL FT. IN BOTTOM HALF OF PIPE

ROCK: MINIMUM VOLUME OF 1 CU. FT. OF 3/4-IN. MAX. ROCK PER. LINEAL FOOT OF PIPE, OR APPROVED ALTERNATE

FILTER FABRIC: MIRAFI 140 FILTER FABRIC OR APPROVED EQUIVALENT

7.7 Exterior Slabs and Walkways

Exterior concrete slabs and walkways should be designed and constructed in consideration of the following recommendations.

7.7.1 Subgrade Compaction

The subgrade below exterior concrete slabs should be compacted to a minimum of 90 percent relative compaction as determined by ASTM Test Method: D 1557.

7.7.2 Subgrade Moisture

The subgrade below concrete slabs should be moisture conditioned to a minimum of 110 percent of optimum moisture (low expansion) prior to concrete placement.

7.7.3 Concrete Slab Thickness

Concrete flatwork and driveways should be designed utilizing four-inch minimum thickness.

7.7.4 Concrete Slab Reinforcement

Utilization of reinforcement for flatwork and driveways is subject to a cost/benefit analysis. Reinforcement will decrease the amount of cracking that may occur in flatwork, however, planning for occasional repairs may be more cost effective. Utilizing closely spaced control joints is likely more cost-effective than utilizing reinforcement. The majority of the soils onsite are classified as very low in expansion potential. Consideration should be given to reinforcing flatwork with irregular (non-square/rectangular) shapes.

7.7.5 Control Joints

Weakened plane joints should be installed on walkways at intervals of approximately eight feet (maximum) or less. Exterior slabs should be designed to withstand shrinkage of the concrete.

7.8 Concrete Design

As stated in Section 5.1.7, negligible concentrations of sulfates were detected in the onsite soils. Therefore, the use of sulfate resistant concrete is not required per ACI 318-14 at this time. Post-grading conditions should be evaluated, and final recommendations made at that time.

7.9 Corrosion

Based on preliminary testing, the onsite soils are corrosive to buried metal objects. Consideration should be given to protecting buried metals from corrosion. Typical measures may include using non-corrosive backfill, protective coatings, wrapping, plastic pipes, or a combination of these methods. A corrosion engineer should be consulted if specific design recommendations are required by the improvement designer.

Per ACI 318-14, an exposure class of C1 would be applicable to metals encased in concrete (rebar in footings) due to being exposed to moisture from surrounding soils. Per Table 19.3.2.1 of ACI 318-14, the requirements for concrete with an exposure class of C1 are a minimum compressive strength of 2500 psi and a maximum water-soluble chloride ion content in concrete of 0.30 (percent by weight of cement).

7.10 Site Drainage

Positive drainage away from the proposed structures should be provided and maintained. Roof, pad and lot drainage should be collected and directed away from the structures toward approved disposal areas through drainage terraces, gutters, down drains, and other devices. Design fine grade elevations should be maintained through the life of the structure or if design fine grade elevations are altered, adequate area drains should be installed in order to provide rapid discharge of water, away from structures. Residents or Homeowner Associations should be made aware that they are responsible for maintenance and cleaning of

all drainage terraces, down drains, and other devices that have been installed to promote site and structure drainage.

7.11 Pavement Design

Pavement sections for the proposed streets shall be designed based on laboratory testing conducted on samples taken from the soil subgrade. Preliminarily, based on an assumed R-Value of 30, the pavement may be designed utilizing the sections presented in Table 7-6. These sections should be verified upon the completion of grading, based on R-Value testing.

Table 7-6
Preliminary Pavement Sections

Traffic Index	Pavement Section Options OR	
5.0	3-inch AC on 5.5-inch AB	4-inch AC on 4-inch AB
5.5	3-inch AC on 7-inch AB	4-inch AC on 5-inch AB
6.0	3.5-inch AC on 7.5-inch AB	4-inch AC on 6.5-inch AB

AC-Asphalt Concrete
AB-Caltrans Class II Base

The underlying subgrade soil should be suitably moisture conditioned, processed and compacted to a minimum 90 percent of the laboratory maximum density (ASTM: D 1557) to at least twelve (12) inches below subgrade. After subgrade compaction, the exposed grade should then be "proof"-rolled with heavy equipment to ensure the grade does not "pump" and is verified as non-yielding. Aggregate base should consist of Class 2 (Caltrans) aggregate base and should be compacted to at least 95 percent of the maximum laboratory dry density as determined in accordance with ASTM Test Method: D 1557.

Preparation for compaction operations and pavement construction operations should be accomplished in accordance with the current requirements of the City of Eastvale and under the observation and testing of the project geotechnical consultant.

8.0 LOT MAINTENANCE

Ongoing maintenance of the improvements is essential to the long-term performance of structures. As such, the owners must implement certain maintenance procedures. The attached " Maintenance and Improvement Considerations" presented in the Appendix E may be included as part of the sales packet to educate the owners in issues related to drainage, maintenance, backyard improvements, etc. The following recommendations should also be implemented.

8.1 Lot Drainage

Roof, pad and lot drainage should be collected and directed away from structures and slopes and toward approved disposal areas. Design fine grade elevations should be maintained through the life of the structure or if design fine grade elevations are altered, adequate area drains should be installed in order to provide rapid discharge of water, away from structures and slopes. Residents should be made aware that they are responsible for maintenance and cleaning of all drainage terraces, down drains, and other devices that have been installed to promote structure and slope stability.

8.2 Burrowing Animals

Residents or owners should undertake a program for the elimination of burrowing animals.

9.0 FUTURE PLAN REVIEWS

This report represents a geotechnical review of the site. As the project design for the project progresses, site specific geologic and geotechnical issues should be considered in the design and construction of the project. Consequently, future plan reviews may be necessary. These reviews may include reviews of:

- Grading Plans
- Foundation Plans
- Utility Plans

These plans should be forwarded to the project Geotechnical Consultant for review.

10.0 CLOSURE

10.1 Geotechnical Review

For the purposes of this report, multiple working hypotheses were established for the project, utilizing the available data and the most probable model is used for the analysis. Future information collected during the proposed grading operations is intended to evaluate the hypothesis and as such, some of the assumptions summarized in this report may need to be changed. Some modifications of the grading recommendations may become necessary, should the conditions encountered in the field differ from the conditions hypothesized in this report.

Plans and sections of the project specifications should be reviewed by Alta to evaluate conformance with the intent of the recommendations contained in this report. If the project description or final design varies from that described in herein, Alta must be consulted regarding the applicability of the recommendations contained herein and whether any changes are required. Alta accepts no liability for any use of its recommendations if the project description or final design varies and Alta is not consulted regarding the alterations.

10.2 Limitations

This report is based on the following: 1) the project as presented on the attached plan; 2) the information obtained from Alta's laboratory testing included herein; and 3) from the information presented in the referenced reports. The findings and recommendations are based on the results of the subsurface investigation, laboratory testing, and office analysis combined with an interpolation and extrapolation of conditions between and beyond the subsurface excavation locations. However, the materials adjacent to or beneath those observed may have different characteristics than those observed, and no precise

representations are made as to the quality or extent of the materials not observed. The results reflect an interpretation of the direct evidence obtained. Work performed by Alta has been conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the geotechnical profession currently practicing in the same locality under similar conditions. The methods used to develop the recommendations do not comprise an exact science and are not a guarantee that the interaction between the soils and proposed structures shall perform as planned. No other representation, either expressed or implied, and no warranty or guarantee is included or intended.

The recommendations presented in this report are based on the assumption that an appropriate level of field review will be provided by a geotechnical consultant who is familiar with the design and site geologic conditions. That field review shall be sufficient to confirm that geotechnical and geologic conditions exposed during grading are consistent with the geologic representations and corresponding recommendations presented in this report.

The conclusions and recommendations included in this report are applicable to the specific design of this project as discussed in this report. They have no applicability to any other project or to any other location and any and all subsequent users accept any and all liability resulting from any use or reuse of the data, opinions, and recommendations without the prior written consent of Alta.

Alta has no responsibility for construction means, methods, techniques, sequences, procedures, safety precautions, programs in connection with the construction, acts or omissions of the CONTRACTOR or any other person performing any of the construction, or for the failure of any of them to carry out the construction in accordance with the final design drawings and specifications.

APPENDIX A

REFERENCES

APPENDIX A

Selected References

California Geological Survey, 2018, Earthquake Fault Zones, A Guide for Government Agencies, Property Owners/Developers, and Geoscience Practitioners for Assessing Fault Rupture Hazards in California, Special Publication 42, Revised 2018.

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Jennings, C.W., and Bryant, W.A., 2010, Fault Activity Map of California: California Geological Survey Geologic Data Map No. 6, map scale 1:750,000.

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U.S. Geological Survey, 2008, National Seismic Hazards Maps – Source Parameters, http://geohazards.usgs.gov/cfusion/hazfaults_2008_search/query_main.cfm.

APPENDIX B

Subsurface Investigation

APPENDIX B

Subsurface Investigation

Alta's subsurface investigation consisted of excavating, logging, and sampling five (5) hollow-stem auger borings. Details of the subsurface investigation are presented in Table B. The approximate location of the exploratory excavation is shown on the accompanying Plate 1 and the Geotechnical Logs are attached.

TABLE B
SURFACE INVESTIGATION DETAILS

Equipment	Range of Depths	Sampling Methods	Sample Locations
Hollow-stem auger	Up to 51.5 feet	1. Bulk 2. Ring Samples 3. SPT Samples	1. Bulk-Select Depth 2. Every 2.5 to 5-feet 3. At depths below 30 feet.

UNIFIED SOIL CLASSIFICATION SYSTEM

Major Divisions		grf	ltr	Description
Coarse Grained Soils: More than 50% retained on No. 200 sieve	Gravel and Gravelly Soils: More than 50% of coarse fraction retained on No. 4 sieve		GW	Well-graded gravels or gravel sand mixtures, little or no fines
			GP	Poorly-graded gravels or gravel sand mixture, little or no fines
			GM	Silty gravels, gravel-sand-silt mixtures
			GC	Clayey gravels, gravel-sand-clay mixtures
	Sand and Sandy Soils: More than 50% of coarse fraction passes on No. 4 sieve		SW	Well-graded sands or gravelly sands, little or no fines
			SP	Poorly-graded sands or gravelly sands, little or no fines
			SM	Silty sands, sand-silt mixtures
			SC	Clayey sands, and-clay mixtures

Major Divisions		grf	ltr	
Fine Grained Soils: More than 50% passes on No. 200 sieve	Silts And Clays LL,<50		ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays
			OL	Organic silts and organic silt-clays of low plasticity
	Silts And Clays LL,<50		MH	Inorganic silts, micaceous or diatomaceous fine or silty soils, elastic silts
			VH	Inorganic clays of high plasticity, fat clays
			OH	Organic clays of medium to high plasticity
Highly Organic Soils			PT	Peat and other highly organic soils

BOUNDARY CLASSIFICATION: Soils possessing characteristics of two groups are designated by combinations of group symbols.

PARTICLE SIZE LIMITS

U.S. STANDARD SERIES SIEVE — CLEAR SQUARE SIEVE OPENINGS

200	40	10	4	3/4"	3"	12"

Silts and Clays	Sand			Gravel		Cobbles	Boulders
	Fine	Medium	Coarse	Fine	Coarse		

RELATIVE DENSITY

Sands and Gravels	Blows/Foot (SPT)
Very Loose	<4
Loose	4-10
Medium Dense	11-30
Dense	31-50
Very Dense	>50

CONSISTENCY CLASSIFICATION

Silts and Clays	Criteria
Very Soft	Thumb penetrates soil >1 in.
Soft	Thumb penetrates soil 1 in.
Firm	Thumb penetrates soil 1/4 in.
Stiff	Readily indented with thumbnail
Very Stiff	Thumbnail will not indent soil

HARDNESS

Bedrock
Soft
Moderately Hard
Hard
Very Hard

LABORATORY TESTS

Symbol	Test
DS	Direct Shear
DSR	Direct Shear (Remolded)
CON	Consolidation
SA	Sieve Analysis
MAX	Maximum Density
RV	Resistance (R) Value
EI	Expansion Index
SE	Sand Equivalent
AL	Atterberg Limits
CHEM	Chemical Analysis
HY	Hydrometer Analysis

SOIL MOISTURE

Increasing Visual Moisture Content

Dry - Dry to touch

Moist - Damp, but no visible free water

wet - Visible free water

SIZE PROPORTIONS

Trace - <5%

Few - 5 to 10%

Some - 15 to 25%

KEY TO EXPLORATORY BORING LOGS

ALTA CALIFORNIA GEOTECHNICAL INC.

GEOTECHNICAL BORING LOG

PROJECT NO.	1-0602	PROJECT NAME	7500 Hellman Ave		
DATE STARTED	4/17/25	GROUND ELEV.	580	BORING DESIG.	B-1
DATE FINISHED	4/17/25	GW DEPTH (FT)	40	LOGGED BY	NL
DRILLER	2R Drilling Inc.	DRIVE WT.	140 lbs	NOTE	
TYPE OF DRILL RIG	8" Hollow Stem Auger	DROP	30 in.		

DEPTH (Feet)	ELEV	SAMPLE TYPE	BLOWS	LITHOLOGY	GROUP SYMBOL	GEOTECHNICAL DESCRIPTION	MOISTURE CONT (%)	DRY (pcf) DENSITY	SAT-URATION (%)	OTHER TESTS
	580				CL	**YOUNG ALLUVIAL FAN DEPOSITS** (Qyf): SILTY CLAY, pale brown, dry, stiff, trace roots.				
		R	28			@ 2.0 ft. light gray, very stiff.	23.2			
5	575	R	22		ML	@5.0 ft. SANDY SILT, pale brown, dry, very stiff, carbonates.	18.3			
10	570	R	16		CL	@9.6 ft SANDY CLAY, olive brown, iron oxides, slightly moist, very stiff, trace gravel, fine grained sand.	17.6	105	81	
15	565	R	33			@15.0 ft. fine to coarse sand.	21.2	102	90	
20	560	R	24		SC	@20.0 ft. CLAYEY SAND, fine to medium grained, grayish brown, iron oxides, moist, medium dense, lenses of light grayish brown sand.	20.4	102	87	
25	555	R	39,50 for 5"		SP	@25.0 ft. SAND, fine to medium grained, light grayish brown, iron oxides, moist, very dense, trace clay.	6.9	108	34	
30	550	S	7,7,11		SC	@30.0 ft. CLAYEY SAND, fine to medium grained, dark yellowish brown, iron oxides, moist, medium dense, trace gravel.	19.8			
35	545	S	28,22,44		SP	@35.0 ft. SAND, fine to coarse grained, dark yellowish brown, iron oxides, moist, very dense, trace clay, trace gravel.	6.0			
	540					Continued;				

SAMPLE TYPES:
- R RING (DRIVE) SAMPLE
- S SPT (SPLIT SPOON) SAMPLE
- B BULK SAMPLE
- T TUBE SAMPLE

▼ GROUNDWATER
► SEEPAGE
J: JOINTING C: CONTACT
B: BEDDING F: FAULT
S: SHEAR RS: RUPTURE SURFACE

Alta California Geotechnical, Inc.

P.N. 1-0602 PLATE B-1

GEOTECHNICAL BORING LOG

PROJECT NO.	1-0602	PROJECT NAME	7500 Hellman Ave		
DATE STARTED	4/17/25	GROUND ELEV.	580	BORING DESIG.	B-1
DATE FINISHED	4/17/25	GW DEPTH (FT)	40	LOGGED BY	NL
DRILLER	2R Drilling Inc.	DRIVE WT.	140 lbs	NOTE	
TYPE OF DRILL RIG	8" Hollow Stem Auger	DROP	30 in.		

DEPTH (Feet)	ELEV	SAMPLE TYPE	BLOWS	LITHOLOGY	GROUP SYMBOL	GEOTECHNICAL DESCRIPTION	MOISTURE CONT (%)	DRY (pcf) DENSITY	SAT-URATION (%)	OTHER TESTS
	540	S	18,22,26			Continued; **YOUNG ALLUVIAL FAN DEPOSITS** (Qyf): SAND, fine to coarse grained, grayish brown, iron oxides, wet, dense, trace gravel. @40.1 ft. Groundwater Encountered	20.0			
45	535	S	20,19,25			@45.0 ft. trace clay.	17.0			
50	530	S	12,8,12			@50.0 ft. medium dense.	15.0			
						TOTAL DEPTH : 51.5 FEET GROUNDWATER ENCOUNTERED @ 40.08 FEET NO CAVING OBSERVED				

SAMPLE TYPES:
- R RING (DRIVE) SAMPLE
- S SPT (SPLIT SPOON) SAMPLE
- B BULK SAMPLE T TUBE SAMPLE

▼ GROUNDWATER
► SEEPAGE
J: JOINTING C: CONTACT
B: BEDDING F: FAULT
S: SHEAR RS: RUPTURE SURFACE

Alta California Geotechnical, Inc.

P.N. 1-0602 PLATE B-1

GEOTECHNICAL BORING LOG

PROJECT NO.	1-0602	PROJECT NAME	7500 Hellman Ave		
DATE STARTED	4/17/25	GROUND ELEV.	580	BORING DESIG.	B-2
DATE FINISHED	4/17/25	GW DEPTH (FT)		LOGGED BY	NL
DRILLER	2R Drilling Inc.	DRIVE WT.	140 lbs	NOTE	
TYPE OF DRILL RIG	8" Hollow Stem Auger	DROP	30 in.		

DEPTH (Feet)	ELEV	SAMPLE TYPE	BLOWS	LITHOLOGY	GROUP SYMBOL	GEOTECHNICAL DESCRIPTION	MOISTURE CONT (%)	DRY (pcf) DENSITY	SAT-URATION (%)	OTHER TESTS
	580				CL	**YOUNG ALLUVIAL FAN DEPOSITS** (Qyf): SILTY CLAY, pale brown, dry, stiff, trace roots.				
		R	66			@2.0 ft. light gray, very stiff.	15.5			
5	575	R	26			@5.0 ft. pale brown, slightly moist, carbonates.	11.5	85	32	
10	570	R	27		SC	@10.0 ft. CLAYEY SAND, fine to coarse grained, olive brown, iron oxides, moist, medium dense, trace gravel.	11.1	119	76	
15	565	R	21		CL	@15.0 ft. SANDY CLAY, dark grayish brown, iron oxides, moist, very stiff, trace roots, fine grained sand.	23.8	91	77	
20	560	R	12			@20.0 ft. brown, stiff.	46.7			
25	555	R	34		SC	@25.0 ft. CLAYEY SAND, fine grained, light grayish brown, iron oxides, moist, dense.	30.6	89	95	
						TOTAL DEPTH : 26 FEET NO GROUNDWATER ENCOUNTERED NO CAVING OBSERVED				

SAMPLE TYPES:
- R RING (DRIVE) SAMPLE
- S SPT (SPLIT SPOON) SAMPLE
- B BULK SAMPLE
- T TUBE SAMPLE

GROUNDWATER
SEEPAGE
J: JOINTING C: CONTACT
B: BEDDING F: FAULT
S: SHEAR RS: RUPTURE SURFACE

Alta California Geotechnical, Inc.

P.N. 1-0602 PLATE B-2

GEOTECHNICAL BORING LOG

PROJECT NO.	1-0602	PROJECT NAME	7500 Hellman Ave		
DATE STARTED	4/17/25	GROUND ELEV.	580	BORING DESIG.	B-3
DATE FINISHED	4/17/25	GW DEPTH (FT)		LOGGED BY	NL
DRILLER	2R Drilling Inc.	DRIVE WT.	140 lbs	NOTE	
TYPE OF DRILL RIG	8" Hollow Stem Auger	DROP	30 in.		

DEPTH (Feet)	ELEV	SAMPLE TYPE	BLOWS	LITHOLOGY	GROUP SYMBOL	GEOTECHNICAL DESCRIPTION	MOISTURE CONT (%)	DRY (pcf) DENSITY	SAT-URATION (%)	OTHER TESTS
	580				CL	**YOUNG ALLUVIAL FAN DEPOSITS** (Qyf): SILTY CLAY, pale brown, dry, stiff, trace roots.				
		R	24			@2.0 ft. moist, very stiff, iron oxides, carbonates, some fine grained sand, trace roots.	30.0			
5	575	R	48		ML	@5.0 ft. SANDY SILT, brown, moist, very stiff, iron oxides, carbonates, fine grained sand.	17.5	106	83	
10	570	R	19			@10.0 ft. olive brown, fine to medium grained sand.	18.1	105	83	
15	565	R	56		SP	@15.0 ft. SAND, fine to coarse grained, light yellowish brown, iron oxides, moist, very dense.	7.5	114	44	
20	560	R	11		CL	@20.0 ft. SANDY CLAY, grayish brown, iron oxides, moist, stiff, fine grained sand.	45.8			
25	555	R	24		SC	@25.0 ft. CLAYEY SAND, fine to medium grained, grayish brown, iron oxides, moist, medium dense.	32.0	89	99	
						TOTAL DEPTH : 26 FEET NO GROUNDWATER ENCOUNTERED NO CAVING OBSERVED				

SAMPLE TYPES:
- R RING (DRIVE) SAMPLE
- S SPT (SPLIT SPOON) SAMPLE
- B BULK SAMPLE
- T TUBE SAMPLE

▼ GROUNDWATER
► SEEPAGE
J: JOINTING C: CONTACT
B: BEDDING F: FAULT
S: SHEAR RS: RUPTURE SURFACE

Alta California Geotechnical, Inc.

P.N. 1-0602 PLATE B-3

GEOTECHNICAL BORING LOG

PROJECT NO.	1-0602	PROJECT NAME	7500 Hellman Ave		
DATE STARTED	4/17/25	GROUND ELEV.	580	BORING DESIG.	B-4
DATE FINISHED	4/17/25	GW DEPTH (FT)		LOGGED BY	NL
DRILLER	2R Drilling Inc.	DRIVE WT.	140 lbs	NOTE	
TYPE OF DRILL RIG	8" Hollow Stem Auger	DROP	30 in.		

DEPTH (Feet)	ELEV	SAMPLE TYPE	BLOWS	LITHOLOGY	GROUP SYMBOL	GEOTECHNICAL DESCRIPTION	MOISTURE CONT (%)	DRY (pcf) DENSITY	SAT-URATION (%)	OTHER TESTS
	580				CL	**YOUNG ALLUVIAL FAN DEPOSITS** (Qyf): SILTY CLAY, light brown, dry, stiff, trace roots.				
		R	76			@2.0 ft. light gray, very stiff, trace gravel.	6.0			
5	575	R	30		SM	@5.0 ft. SILTY SAND, very fine to fine grained, brown, slightly moist, dense, carbonates.	17.1			
10	570	R	24		CL	@10.0 ft. SANDY CLAY, light brown, moist, vey stiff, trace gravel, fine to coarse grained sand.	22.2	91	72	
15	565	R	22			@15.0 ft. yellowish brown, iron oxides, fine to medium grained sand.	12.2	99	48	
20	560	R	11			@20.0 ft. dark grayish brown, manganese oxides, stiff, fine grained sand.	36.8	83	98	
25	555	R	66		SP	@25.0 ft. SAND, fine to coarse grained, grayish brown, moist, very dense, trace clay.	22.8	98	88	
30	550	S	7,3,4		SC	@30.0 ft. CLAYEY SAND, fine grained, dark gray, iron oxides, moist, loose, trace roots.	36.3			
35	545	S	3,3,3		CL	@35.0 ft. SANDY CLAY, dark gray, moist, firm. manganese oxides, fine grained sand.				
	540					Continued;				

SAMPLE TYPES:
- R RING (DRIVE) SAMPLE
- S SPT (SPLIT SPOON) SAMPLE
- B BULK SAMPLE
- T TUBE SAMPLE

▼ GROUNDWATER
► SEEPAGE
J: JOINTING C: CONTACT
B: BEDDING F: FAULT
S: SHEAR RS: RUPTURE SURFACE

Alta California Geotechnical, Inc.

P.N. 1-0602 PLATE B-4

GEOTECHNICAL BORING LOG

PROJECT NO.	1-0602	PROJECT NAME	7500 Hellman Ave		
DATE STARTED	4/17/25	GROUND ELEV.	580	BORING DESIG.	B-4
DATE FINISHED	4/17/25	GW DEPTH (FT)		LOGGED BY	NL
DRILLER	2R Drilling Inc.	DRIVE WT.	140 lbs	NOTE	
TYPE OF DRILL RIG	8" Hollow Stem Auger	DROP	30 in.		

DEPTH (Feet)	ELEV	SAMPLE TYPE	BLOWS	LITHOLOGY	GROUP SYMBOL	GEOTECHNICAL DESCRIPTION	MOISTURE CONT (%)	DRY (pcf) DENSITY	SAT-URATION (%)	OTHER TESTS
	540	S	1,2,3		CL	Continued; **YOUNG ALLUVIAL FAN DEPOSITS** (Qyf): SILTY CLAY, gray, moist, firm, manganese oxides.				
45	535	S	1,3,5		CL	@45.0 ft. SANDY CLAY, gray, moist, firm, fine grained sand.	35.0			
50	530	S	10,11,12			@50.0 ft. light yellowish brown, iron oxides, moist, very stiff, fine to medium grained.	28.0			
						TOTAL DEPTH : 51.5 FEET NO GROUNDWATER ENCOUNTERED NO CAVING OBSERVED				

SAMPLE TYPES:
- R RING (DRIVE) SAMPLE
- S SPT (SPLIT SPOON) SAMPLE
- B BULK SAMPLE
- T TUBE SAMPLE

GROUNDWATER
SEEPAGE
J: JOINTING C: CONTACT
B: BEDDING F: FAULT
S: SHEAR RS: RUPTURE SURFACE

Alta California Geotechnical, Inc.

P.N. 1-0602 PLATE B-4

GEOTECHNICAL BORING LOG

PROJECT NO.	1-0602	PROJECT NAME	7500 Hellman Ave		
DATE STARTED	4/17/25	GROUND ELEV.	580	BORING DESIG.	B-5
DATE FINISHED	4/17/25	GW DEPTH (FT)		LOGGED BY	NL
DRILLER	2R Drilling Inc.	DRIVE WT.	140 lbs	NOTE	
TYPE OF DRILL RIG	8" Hollow Stem Auger	DROP	30 in.		

DEPTH (Feet)	ELEV	SAMPLE TYPE	BLOWS	LITHOLOGY	GROUP SYMBOL	GEOTECHNICAL DESCRIPTION	MOISTURE CONT (%)	DRY (pcf) DENSITY	SAT-URATION (%)	OTHER TESTS
	580				CL	**YOUNG ALLUVIAL FAN DEPOSITS** (Qyf): SILTY CLAY, pale brown, dry, stiff, trace roots.				
		R	27		CL	@2.0 ft. SANDY CLAY, light brown, slightly moist, very stiff, carbonates, trace roots, fine grained sand.	14.8			
5	575	R	21			@5.0 ft. moist, trace gravel.	26.1	92	87	
10	570	R	44			@10.0 ft. light yellowish brown.	13.4			
15	565	R	13			@15.0 ft. light brown, stiff.	28.5	89	88	
20	560	R	24			@20.0 ft. iron oxides, very stiff, trace roots.	15.8	97	59	
25	555	R	43		SP	@25.0 ft. SAND, fine grained, gray, iron oxides, moist, dense, trace clay, trace roots.	6.1	95	22	
						TOTAL DEPTH : 26 FEET NO GROUNDWATER ENCOUNTERED NO CAVING OBSERVED				

SAMPLE TYPES:
R RING (DRIVE) SAMPLE
S SPT (SPLIT SPOON) SAMPLE
B BULK SAMPLE T TUBE SAMPLE

GROUNDWATER
SEEPAGE
J: JOINTING C: CONTACT
B: BEDDING F: FAULT
S: SHEAR RS: RUPTURE SURFACE

Alta California Geotechnical, Inc.

P.N. 1-0602 PLATE B-5

GEOTECHNICAL BORING LOG

PROJECT NO.	1-0602	PROJECT NAME	7500 Hellman Ave		
DATE STARTED	4/17/25	GROUND ELEV.	580	BORING DESIG.	P-1
DATE FINISHED	4/17/25	GW DEPTH (FT)		LOGGED BY	NL
DRILLER	2R Drilling Inc.	DRIVE WT.	N/A	NOTE	
TYPE OF DRILL RIG	8" Hollow Stem Auger	DROP	N/A		

DEPTH (Feet)	ELEV	SAMPLE TYPE	BLOWS	LITHOLOGY	GROUP SYMBOL	GEOTECHNICAL DESCRIPTION	MOISTURE CONT (%)	DRY (pcf) DENSITY	SAT-URATION (%)	OTHER TESTS
	580				CL	**YOUNG ALLUVIAL FAN DEPOSITS** (Qyf): SILTY CLAY, pale brown, dry, stiff, trace roots.				
						@2.0 ft. light gray.				
5	575					@5.0 ft. pale brown, slightly moist, carbonates.				
10	570				SC	@10.0 ft. CLAYEY SAND, fine to coarse grained, olive brown, iron oxides, moist, medium dense, trace gravel.				
						TOTAL DEPTH : 10 FEET NO GROUNDWATER ENCOUNTERED NO CAVING OBSERVED				

SAMPLE TYPES:
- R RING (DRIVE) SAMPLE
- S SPT (SPLIT SPOON) SAMPLE
- B BULK SAMPLE T TUBE SAMPLE

GROUNDWATER
SEEPAGE
J: JOINTING C: CONTACT
B: BEDDING F: FAULT
S: SHEAR RS: RUPTURE SURFACE

Alta California Geotechnical, Inc.

P.N. 1-0602 PLATE B-6

GEOTECHNICAL BORING LOG

PROJECT NO.	1-0602	PROJECT NAME	7500 Hellman Ave		
DATE STARTED	4/17/25	GROUND ELEV.	580	BORING DESIG.	P-2
DATE FINISHED	4/17/25	GW DEPTH (FT)		LOGGED BY	NL
DRILLER	2R Drilling Inc.	DRIVE WT.	N/A	NOTE	
TYPE OF DRILL RIG	8" Hollow Stem Auger	DROP	N/A		

DEPTH (Feet)	ELEV	SAMPLE TYPE	BLOWS	LITHOLOGY	GROUP SYMBOL	GEOTECHNICAL DESCRIPTION	MOISTURE CONT (%)	DRY (pcf) DENSITY	SAT-URATION (%)	OTHER TESTS
	580				CL	**YOUNG ALLUVIAL FAN DEPOSITS** (Qyf): SILTY CLAY, light brown, dry, stiff, trace roots.				
						@2.0 ft. light gray, very stiff, trace gravel.				
5	575					@4.8 ft. brown, slightly moist, carbonates.				
10	570				CL	@10.0 ft. SANDY CLAY, light brown, moist, very stiff, trace gravel, fine to coarse grained sand.				
						TOTAL DEPTH : 10 FEET NO GROUNDWATER ENCOUNTERED NO CAVING OBSERVED				

SAMPLE TYPES:
- R RING (DRIVE) SAMPLE
- S SPT (SPLIT SPOON) SAMPLE
- B BULK SAMPLE
- T TUBE SAMPLE

GROUNDWATER
SEEPAGE
J: JOINTING C: CONTACT
B: BEDDING F: FAULT
S: SHEAR RS: RUPTURE SURFACE

Alta California Geotechnical, Inc.

P.N. 1-0602 PLATE B-7

APPENDIX C

Laboratory Testing

LABORATORY TESTING

The following laboratory tests were performed on a representative sample in accordance with the applicable latest standards or methods from the ASTM, California Building Code (CBC) and California Department of Transportation.

Classification

Soils were classified with respect to the Unified Soil Classification System (USCS) in accordance with ASTM D-2487 and D-2488.

Particle Size Analysis

Modified hydrometer testing was conducted to aid in classification of the soil. The results of the particle size analysis are presented in Table C.

Maximum Density/Optimum Moisture

The maximum dry density and optimum moisture content of one representative bulk sample was evaluated in accordance with ASTM D-1557. The results are summarized in Table C.

Expansion Index Tests

One (1) expansion index tests were performed to evaluate the expansion potential of typical on-site soil. Testing was carried out in general conformance with ASTM Test Method D-4829. The results are presented in Table C.

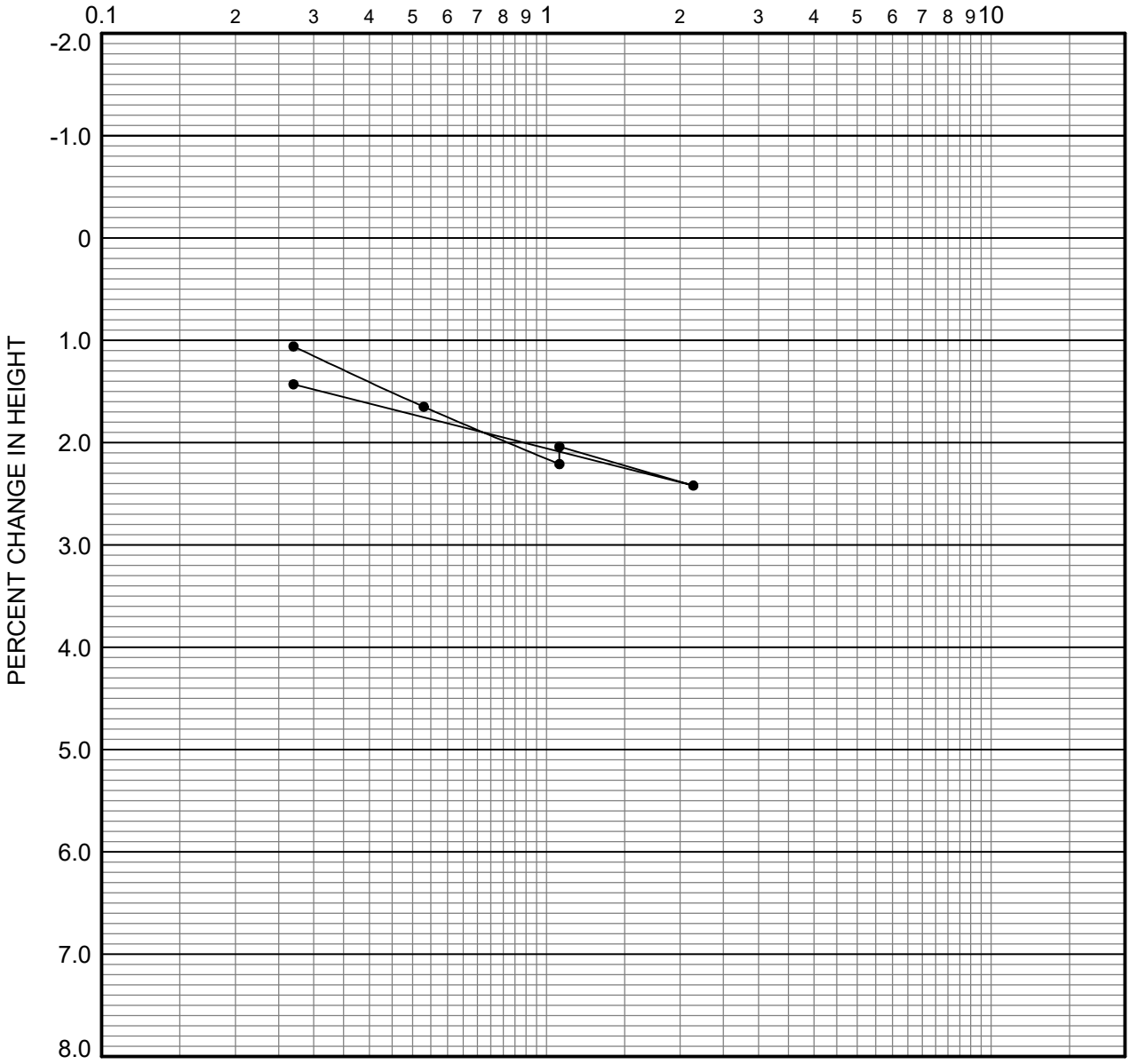
Chemical Analyses

Chemical testing was performed on one select samples by Alta. The results of these tests (sulfate content, resistivity, chloride content and pH) are presented on Table C.

TABLE C
SUMMARY OF LABORATORY TEST DATA
P.N. 1-0602

BORING	DEPTH (FEET)	SOIL DESCRIPTION	GROUP SYMBOL	MAXIMUM DENSITY (PCF)	OPTIMUM MOISTURE CONTENT (%)	DIRECT SHEAR	PLUS NO.4 SEIVE (plus 4.76mm) (%)	SAND (4.76mm-0.075mm) (%)	SILT (0.075mm-0.005mm) (%)	CLAY (minus 0.005mm) (%)	EXPANSION INDEX UBC 18-2	CONSOL	OTHER TESTS REMARKS
B-1	5	Sandy Silt (Qyf)	ML	92.0	24.8		2	32	45	21	25		MinResist:903 Ohmcm pH:7.1,Chl:775ppm,So4:0.02%
B-3	5	Sandy Silt (Qyf)	ML				8	33	37	22		SEE PLATE C-1	
B-4	2	Silty Sand (Qyf)	SM				25	44	16	15			pH:6.6,Chl:235ppm,So4:0.01%

COMPRESSIVE STRESS IN TSF



boring	depth (ft.)	dry density (pcf)	in situ moist. (%)	in situ satur. (%)	-200 sieve (%)	group symbol	typical names
B-3	5.0	106	17.5	83	59	ML	Sandy Silt (Qyf)

REMARKS: WATER ADDED AT 1.07 TSF

CONSOLIDATION CURVE

Alta California Geotechnical, Inc.

P.N. 1-0602

PLATE C-1

APPENDIX D

Maintenance and Improvement Considerations

MAINTENANCE AND IMPROVEMENT CONSIDERATIONS

General

Owners purchasing property must assume a certain degree of responsibility for improvements and for maintaining conditions around their home. Of primary importance from a geotechnical standpoint are maintaining drainage patterns and minimizing the soil moisture variation below all improvements. Such design, construction and owner maintenance provisions may include:

- Employing contractors for improvements who design and build in recognition of local building codes and specific site soils conditions.
- Establishing and maintaining positive drainage away from all foundations, walkways, driveways, patios, and other improvements.
- Avoiding the construction of planters adjacent to structural improvements. Alternatively, planter sides/bottoms can be sealed with an impermeable membrane and drained away from the improvements via subdrains into approved disposal areas.
- Sealing and maintaining construction/control joints within concrete slabs and walkways to reduce the potential for moisture infiltration into the subgrade soils.
- Utilizing landscaping schemes with vegetation that requires minimal watering. Watering should be done in a uniform manner, as equally as possible on all sides of the foundation, keeping the soil "moist" but not allowing the soil to become saturated.
- Maintaining positive drainage away from structures and providing roof gutters on all structures with downspouts that are designed to carry roof runoff directly into area drains or discharged well away from the foundation areas.
- Avoiding the placement of trees closer to the proposed structures than a distance of one-half the mature height of the tree.
- Observation of the soil conditions around the perimeter of the structure during extremely hot/dry or unusually wet weather conditions so that modifications can be made in irrigation programs to maintain relatively uniform moisture conditions.

Sulfates

Owners should be cautioned against the import and use of certain inorganic fertilizers, soil amendments, and/or other soils from offsite sources in the absence of specific information relating to their chemical composition. Some fertilizers have been known to leach sulfate compounds into soils and increase the sulfate concentrations to potentially detrimental levels.

Site Drainage

- The owners should be made aware of the potential problems that may develop when drainage is altered through construction of hardscape improvements. Ponded water, drainage over the slope face, leaking irrigation systems, overwatering, or other conditions which could lead to ground saturation must be avoided.
- No water should be allowed to flow over the slopes. No alteration of pad gradients should be allowed that would prevent pad and roof runoff from being directed to approved disposal areas.
- Drainage patterns have been established at the time of the fine grading should be maintained throughout the life of the structure. No alterations to these drainage patterns should be made unless designed by qualified professionals in compliance with local code requirements and site-specific soils conditions.

Slope Drainage

- Residents should be made aware of the importance of maintaining and cleaning all interceptor ditches, drainage terraces, down drains, and any other drainage devices, which have been installed to promote slope stability.
- Subsurface drainage pipe outlets may protrude through slope surfaces and/or wall faces. These pipes, in conjunction with the graded features, are essential to slope and wall stability and must be protected in-place. They should not be altered or damaged in any way.

Planting and Irrigation of Slopes

- Seeding and planting of the slopes should be planned to achieve, as rapidly as possible, a well-established and deep-rooted vegetal cover requiring minimal watering.
- It is the responsibility of the landscape architect to provide such plants initially and of the residents to maintain such planting. Alteration of such a planting scheme is at the resident's risk.
- The resident is responsible for proper irrigation and for maintenance and repair of properly installed irrigation systems. Leaks should be fixed immediately.

- Sprinklers should be adjusted to provide maximum uniform coverage with a minimum of water usage and overlap. Overwatering with consequent wasteful runoff and serious ground saturation must be avoided.
- If automatic sprinkler systems are installed, their use must be adjusted to account for seasonal and natural rainfall conditions.

Burrowing Animals

- Residents must undertake a program to eliminate burrowing animals. This must be an ongoing program in order to promote slope stability.

Owner Improvement

Owner improvements (pools, spas, patio slabs, retaining walls, planters, etc.) should be designed to account for the terrain of the project, as well as expansive soil conditions and chemical characteristics. Design considerations on any given lot may need to include provisions for differential bearing materials, ascending/descending slope conditions, bedrock structure, perched (irrigation) water, special geologic surcharge loading conditions, expansive soil stresses, and long-term creep/settlement.

All owner improvements should be designed and constructed by qualified professionals utilizing appropriate design methodologies, which account for the on-site soils and geologic conditions. Each lot and proposed improvement should be evaluated on an individual basis.

Setback Zones

Manufactured slopes maybe subject to long-term settlement and creep that can manifest itself in the form of both horizontal and vertical movement. These movements typically are produced as a result of weathering, erosion, gravity forces, and other natural phenomenon. A setback adjacent to slopes is required by most building codes, including the California Building Code. This zone is intended to locate and support the residential structures away from these slopes and onto soils that are not subject to the potential adverse effects of these natural phenomena.

The owner may wish to construct patios, walls, walkways, planters, swimming pools, spas, etc. within this zone. Such facilities may be sensitive to settlement and creep and should not be

constructed within the setback zone unless properly engineered. It is suggested that plans for such improvements be designed by a professional engineer who is familiar with grading ordinances and design and construction requirements. In addition, we recommend that the designer and contractor familiarize themselves with the site specific geologic and geotechnical conditions on the specific lot.

Soil Liquefaction Analysis Report

ALTA CALIFORNIA GEOTECHNICAL INC.

Alta California Geotechnical

Project : 7500 Hellman Ave
Project No. : 1-0602
Client : Warmington
Site Address : Eastvale, CA

Borehole : B-1
Total Depth : 51.5 ft
Water Level : 35 ft
Calculated By : LAM

Reviewed By : SAG

Table i : Input Data and Assumptions

Input Assumption	Setting
Field Test Type :	Standard Penetration Test (SPT)
Apply All Corrections to SPT?	True
Groundwater Level (ft) =	35
Earthquake Magnitude M =	6.7
Magnitude Scaling Factor (MSF) :	1.16 (Tokimatsu & Seed, 1987)
Fines Content Correction :	(according to user settings)
Depth Reduction Factor (Rd) :	Idriss 1999, Golesorkhi 1989
Relative Density (Dr) Estimation :	Idriss & Boulanger, 2003
Site Topography :	Gently Sloped : 0.5 %
Ground Improvement Feature :	None
Peak Ground Acceleration PGA (g) =	0.78

Table ii : CRR Calculation Methods

CRR Formula	Selected?
NCEER Workshop (1997)	True
Boulanger & Idriss (2014)	True
Vancouver Task Force (2007)	False
Cetin et al. (2004)	False
Chinese Code	False
Seed et al. (1983)	False
Japanese Highway Bridge Code	False
Tokimatsu and Yoshimi (1983)	False
Shibata (1981)	False
Kokusho et al. (1983)	False

Table iv : Field Tests

Depth (ft)	SPT Blow Counts(N)
2.5	18.2
4.5	14.3
9.5	10.4
14.5	21.45
19.5	15.6
24.5	50
29.5	18
34.5	66
39.5	48
44.5	39
49.5	20

Table iii : Subsurface Soil Layers

Layer Thickness (ft)	Soil Type	Unit Weight (lb/ft3)	Fines Content (%)	D50 (mm)	Check Liquefaction	Su (ksf)
10	Clay	115	75	0.002	False	0
10	Clay	120	60	0.002	False	0
5	Sand	120	30	2	True	0
5	Sand	120	15	2	True	0
5	Sand	120	30	2	True	0
16.5	Sand	120	15	2	True	0

Table v : Post-Liquefaction Displacements

Type	Method	Movement (inch)
Lateral Spreading	Zhang & Robertson, 2004	3
Lateral Spreading	Faris, 2006	0 (M<8)
Lateral Spreading	Youd et al., 2002	0
Lateral Spreading	Barlett & Youd, 1992	0 (M<8)
Lateral Spreading	Hamada et al., 1986	81
Lateral Spreading	Youd & Perkins, 1987	LSI > 80 see details for LSI=90
Vertical Settlement	Ishihara & Yoshimine, 1992	1

Plate D-1

Soil Liquefaction Analysis Report

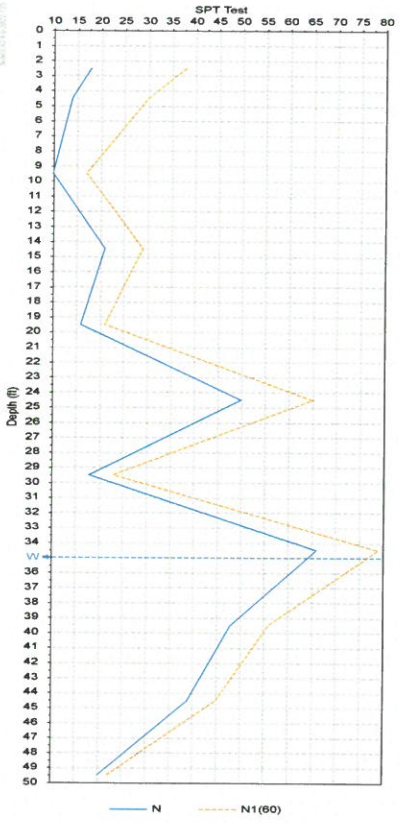
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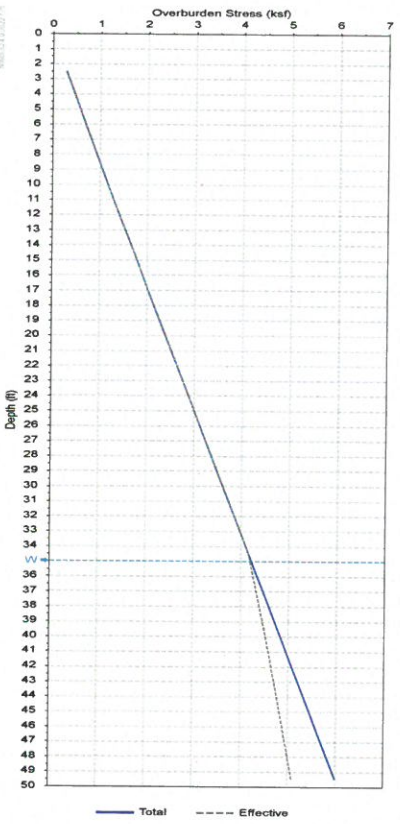
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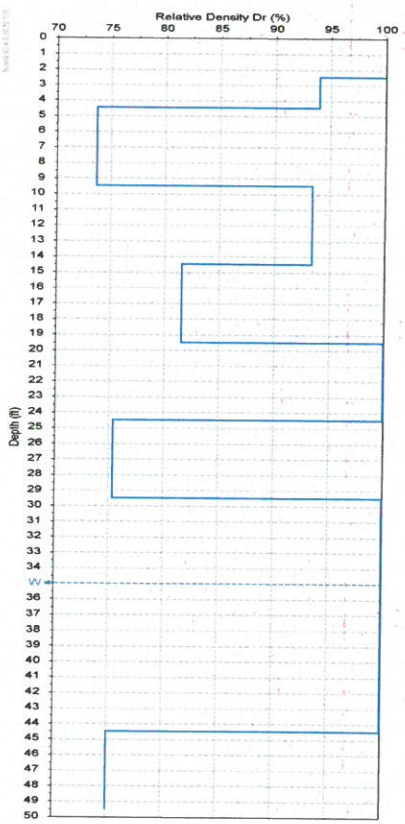
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Project No. : 1-0602
Client : Warmington
Site Address : Eastvale, CA

Borehole : B-1
Total Depth : 51.5 ft
Water Level : 35 ft
Calculated By : LAM

Reviewed By : SAG







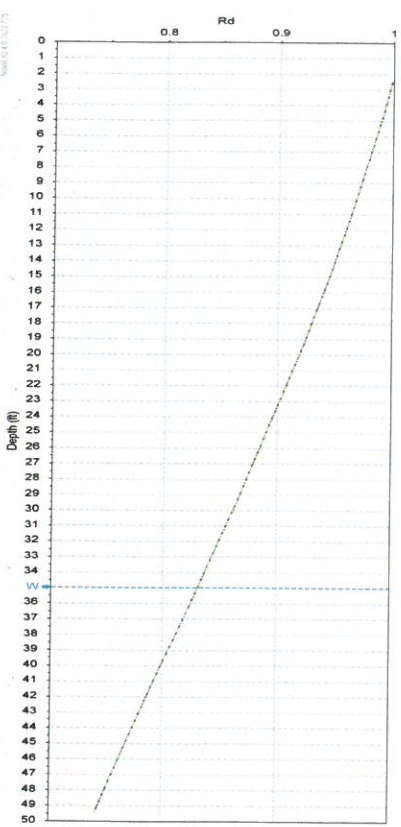


Plate D-1 Continued

Soil Liquefaction Analysis Report

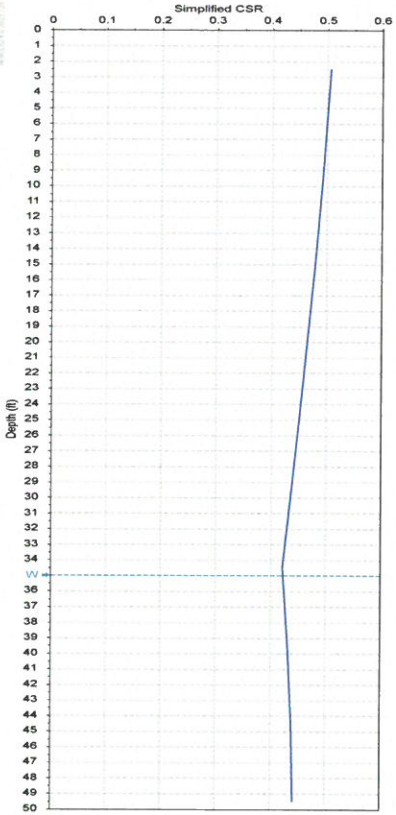
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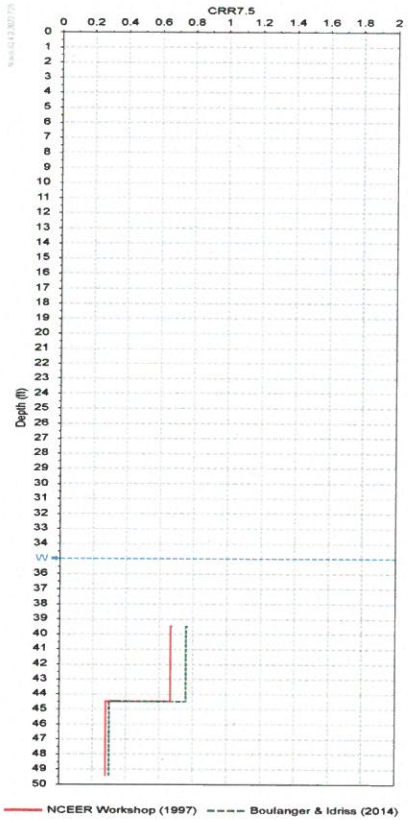
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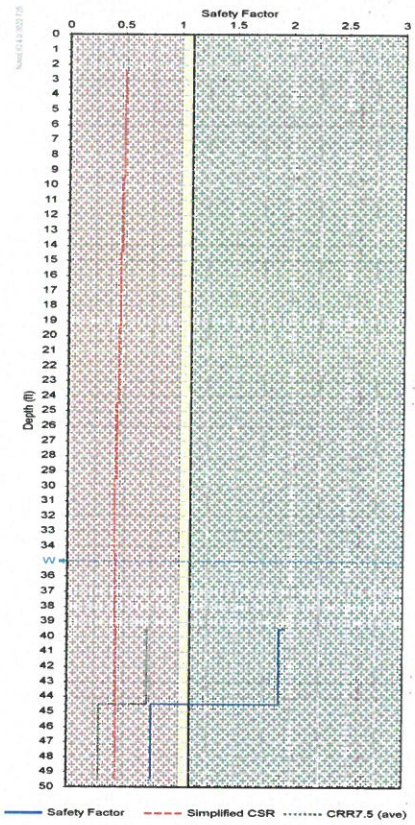
Project : 7500 Hellman Ave
Project No. : 1-0602
Client : Warmington
Site Address : Eastvale, CA

Borehole : B-1
Total Depth : 51.5 ft
Water Level : 35 ft
Calculated By : LAM

Reviewed By : SAG







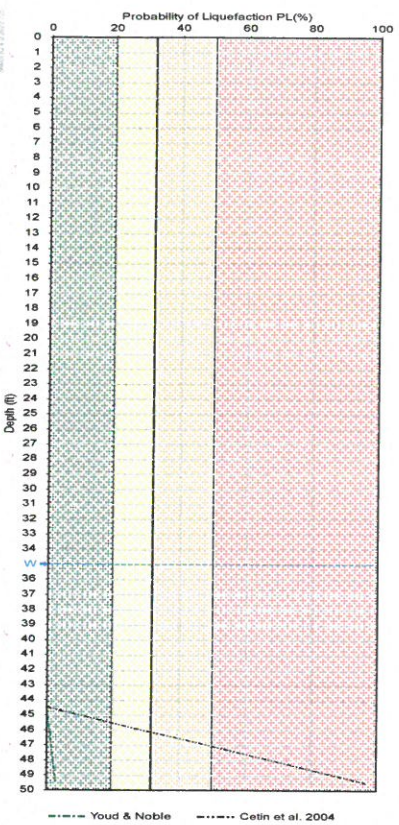


Plate D-1 Continued

Soil Liquefaction Analysis Report

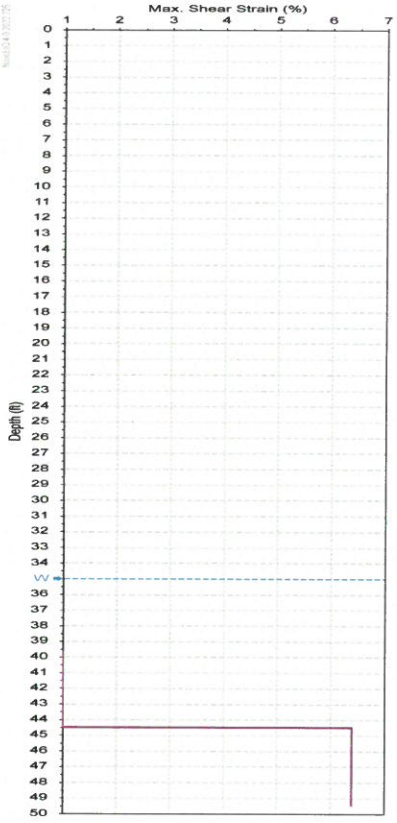
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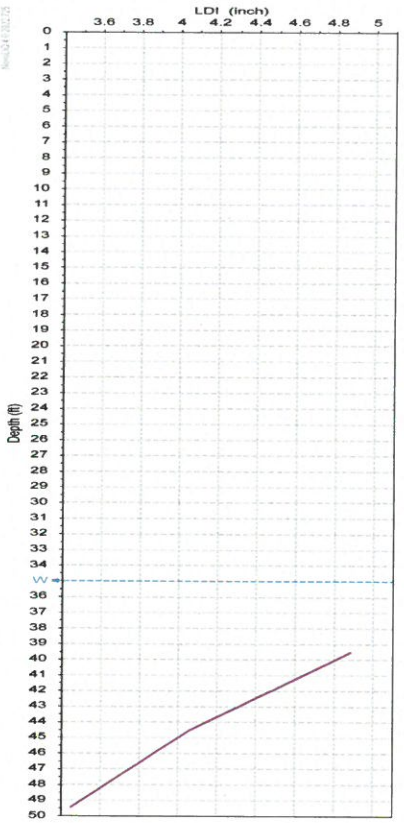
Alta California Geotechnical

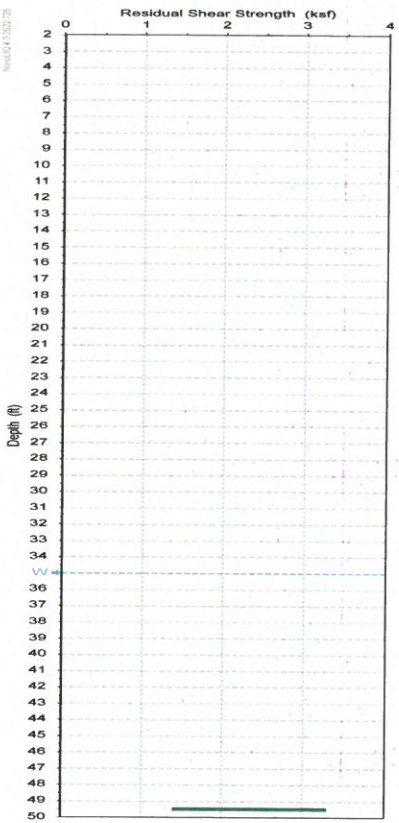
Project : 7500 Hellman Ave
Project No. : 1-0602
Client : Warmington
Site Address : Eastvale, CA

Borehole : B-1
Total Depth : 51.5 ft
Water Level : 35 ft
Calculated By : LAM

Reviewed By : SAG







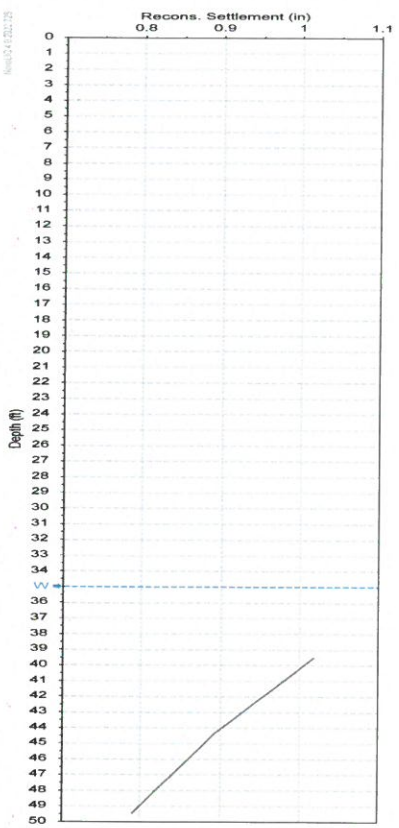


Plate D-1 Continued

Soil Liquefaction Analysis Report

ALTA CALIFORNIA GEOTECHNICAL INC.

Alta California Geotechnical

Project : 7500 Hellman Ave
Project No. : 1-0602
Client : Warmington
Site Address : Eastvale, CA

Borehole : B-4
Total Depth : 51.5 ft
Water Level : 35 ft
Calculated By : LAM
Reviewed By : SAG

Table i : Input Data and Assumptions

Input Assumption	Setting
Field Test Type :	Standard Penetration Test (SPT)
Apply All Corrections to SPT?	True
Groundwater Level (ft) =	35
Earthquake Magnitude M =	6.7
Magnitude Scaling Factor (MSF) :	1.16 (Tokimatsu & Seed, 1987)
Fines Content Correction :	(according to user settings)
Depth Reduction Factor (Rd) :	Idriss 1999, Golesorkhi 1989
Relative Density (Dr) Estimation :	Idriss & Boulanger, 2003
Site Topography :	Gently Sloped : 0.5 %
Ground Improvement Feature :	None
Peak Ground Acceleration PGA (g) =	0.78

Table ii : CRR Calculation Methods

CRR Formula	Selected?
NCEER Workshop (1997)	True
Boulanger & Idriss (2014)	True
Vancouver Task Force (2007)	False
Cetin et al. (2004)	False
Chinese Code	False
Seed et al. (1983)	False
Japanese Highway Bridge Code	False
Tokimatsu and Yoshimi (1983)	False
Shibata (1981)	False
Kokusho et al. (1983)	False

Table iv : Field Tests

Depth (ft)	SPT Blow Counts(N)
2.5	46.2
4.5	19.5
9.5	15.6
14.5	11.1
19.5	7.2
24.5	42.9
29.5	12
34.5	11
39.5	10
44.5	13
49.5	28

Table iii : Subsurface Soil Layers

Layer Thickness (ft)	Soil Type	Unit Weight (lb/ft3)	Fines Content (%)	D50 (mm)	Check Liquefaction	Su (ksf)
10	Clay	115	60	0.002	False	0
15	Clay	120	60	0.002	True	0
5	Sand	120	15	2	True	0
5	Sand	120	30	2	True	0
5	Clay	120	60	0.002	True	0
5	Clay	120	75	0.002	False	0
6.5	Clay	120	60	0.002	True	0

Table v : Post-Liquefaction Displacements

Type	Method	Movement (inch)
Lateral Spreading	Zhang & Robertson, 2004	11
Lateral Spreading	Faris, 2006	0 (M<8)
Lateral Spreading	Youd et al., 2002	0
Lateral Spreading	Barlett & Youd, 1992	0 (M<8)
Lateral Spreading	Hamada et al., 1986	93
Lateral Spreading	Youd & Perkins, 1987	LSI > 80 see details for LSI=90
Vertical Settlement	Ishihara & Yoshimine, 1992	2

Plate D-2

Soil Liquefaction Analysis Report

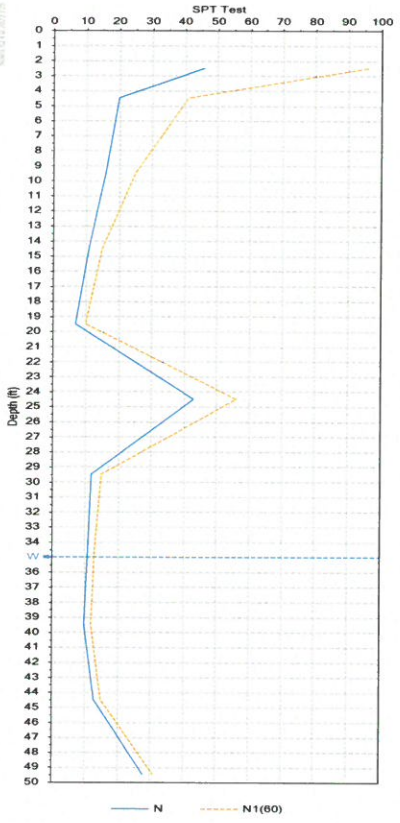
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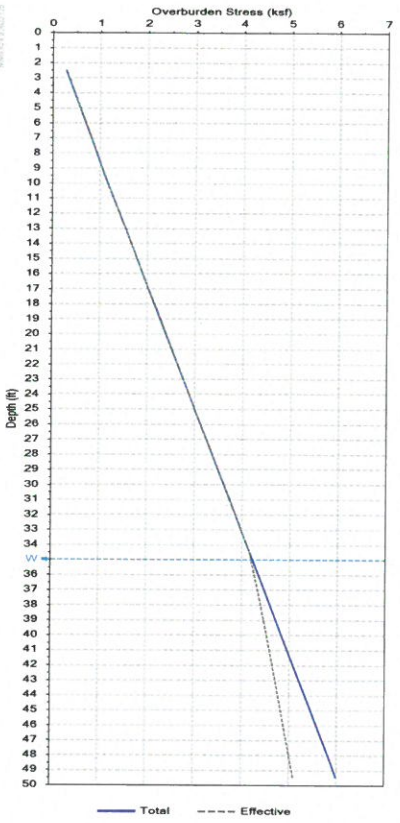
Alta California Geotechnical

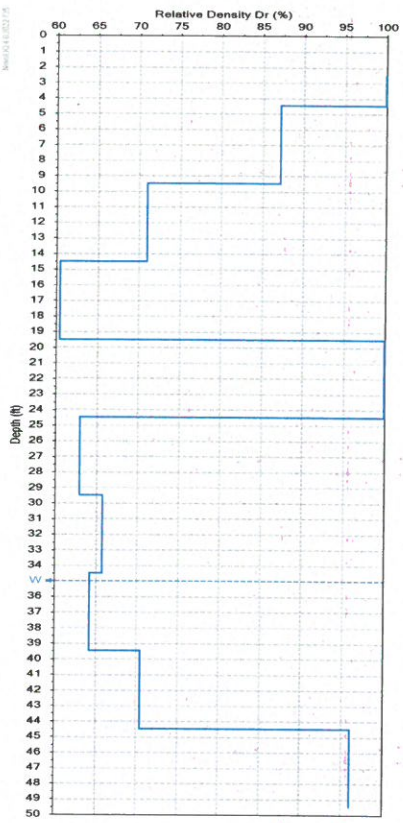
Project : 7500 Hellman Ave
Project No. : 1-0602
Client : Warmington
Site Address : Eastvale, CA

Borehole : B-4
Total Depth : 51.5 ft
Water Level : 35 ft
Calculated By : LAM

Reviewed By : SAG







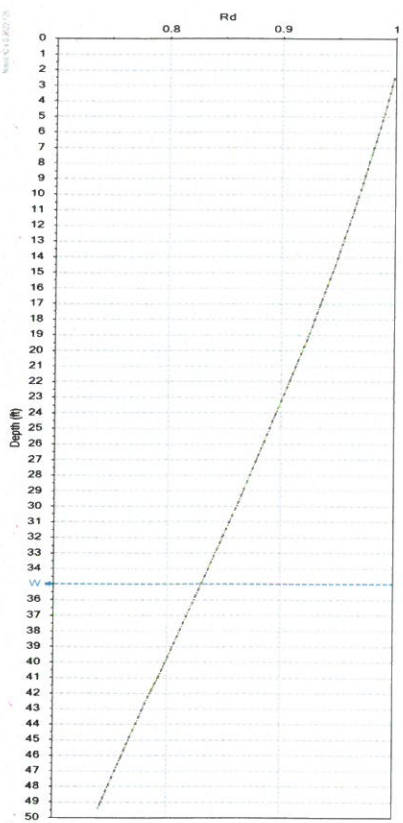


Plate D-2 Continued

Soil Liquefaction Analysis Report

ALTA CALIFORNIA GEOTECHNICAL INC.

Alta California Geotechnical

Project : 7500 Hellman Ave
Project No. : 1-0602
Client : Warmington
Site Address : Eastvale, CA

Borehole : B-4
Total Depth : 51.5 ft
Water Level : 35 ft
Calculated By : LAM

Reviewed By : SAG

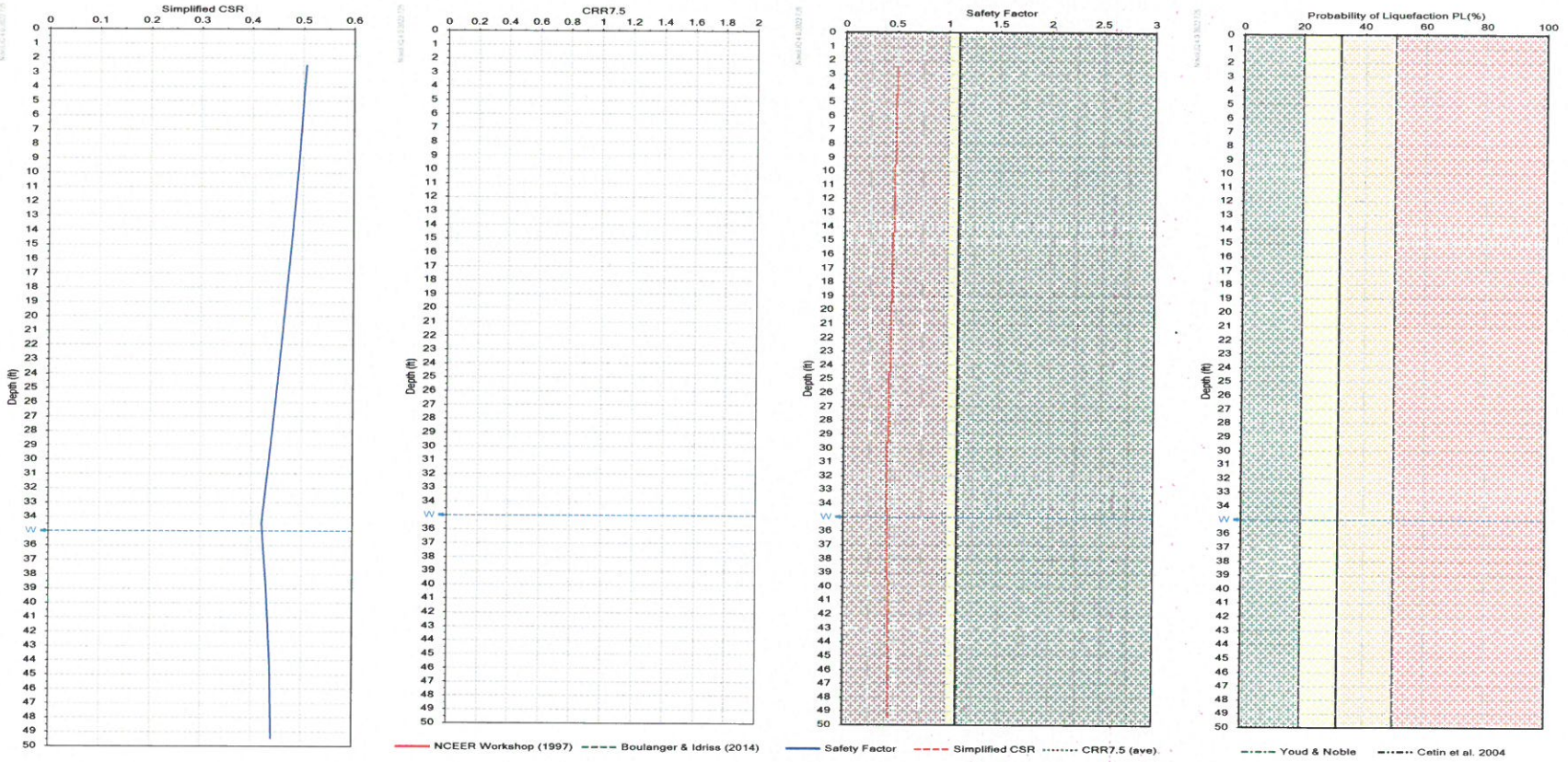


Plate D-2 Continued

Soil Liquefaction Analysis Report

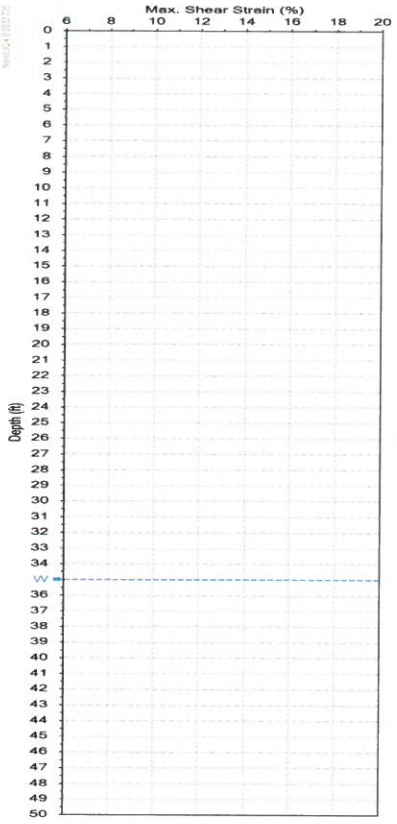
ALTA CALIFORNIA GEOTECHNICAL INC.

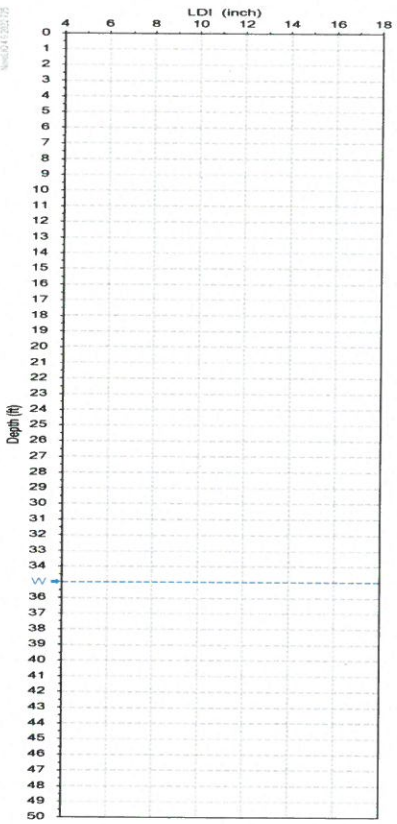
Alta California Geotechnical

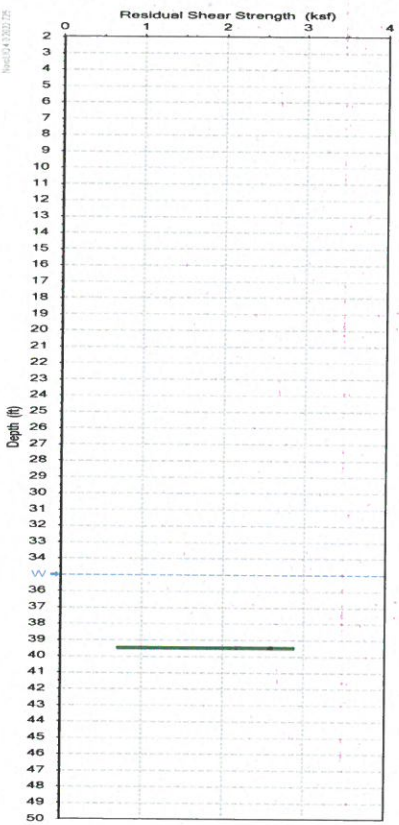
Project : 7500 Hellman Ave
Project No. : 1-0602
Client : Warmington
Site Address : Eastvale, CA

Borehole : B-4
Total Depth : 51.5 ft
Water Level : 35 ft
Calculated By : LAM

Reviewed By : SAG







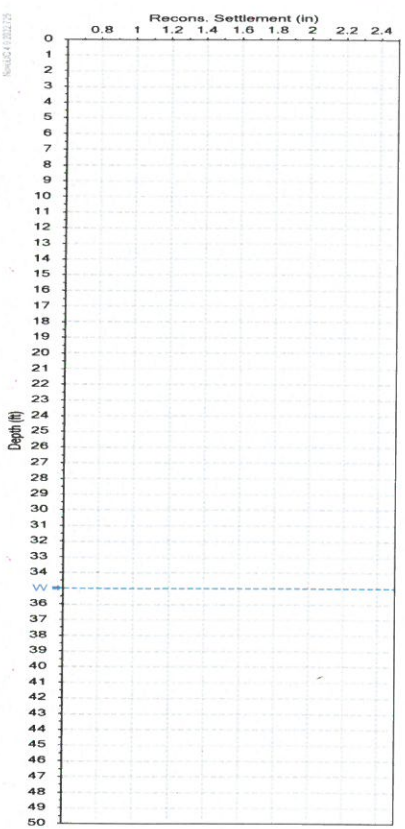


Plate D-2 Continued

Boring B-1																			
Depth (ft)	Rd	Overburden Stress (ksf)		Fines Content (%)	SPT Test							Relative Density Dr (%)	Simplified CSR	MSF	Ave. Shear Stress (psf)	Shear Strain (%)	Limiting Vol. Strain (%)	dS (inch)	Dry Sand Settlement (inch)
		Total	Effective		N	Ce	Cr	Cs	Cb	Cn	N1(60)								
2.5	0.999	0.29	0.29	75	18	1.36	0.75	1.2	1	1.7	38	100	0.507	1.04	0	0	0	0	0.2
4.5	0.992	0.53	0.53	75	14	1.36	0.75	1.2	1	1.7	30	94	0.503	1.04	0	0	0	0	0.2
9.5	0.971	1.11	1.11	75	10	1.36	0.79	1.2	1	1.24	17	73.7	0.493	1.04	0	0	0	0	0.2
14.5	0.948	1.72	1.72	60	21	1.36	0.86	1.2	1	0.97	29	93.4	0.481	1.04	0	0	0	0	0.2
19.5	0.922	2.34	2.34	60	16	1.36	0.93	1.2	1	0.91	21	81.6	0.467	1.04	0	0	0	0	0.2
24.5	0.893	2.95	2.95	30	50	1.36	0.95	1.2	1	0.85	65	100	0.453	1.16	1.34	0.09	0.07	0	0.2
29.5	0.864	3.56	3.56	15	18	1.36	0.97	1.2	1	0.8	23	75.4	0.438	1.16	1.56	0.27	0.25	0.2	0.2
34.5	0.833	4.17	4.17	30	66	1.36	0.98	1.2	1	0.75	79	100	0.422	1.16	1.76	0.08	0.05	0	0
39.5	0.802	4.78	4.5	15	48	1.36	0.98	1.2	1	0.73	56	100	0.432	1.16	0	0	0	0	0
44.5	0.771	5.4	4.8	15	39	1.36	0.99	1.2	1	0.71	45	100	0.439	1.16	0	0	0	0	0
49.5	0.741	6.01	5.1	15	20	1.36	0.99	1.2	1	0.69	22	75	0.442	1.16	0	0	0	0	0

Legend	
Rd	Depth Reduction Factor
N	SPT Blow Count
Ce	Energy Level Factor
Cr	Rod Length Factor
Cs	Sample Liner Correction
Cb	Borehole Diameter Factor
Cn	Depth Correction / Normalization Factor
N1(60)	Corrected SPT Blow Counts
MSF	Magnitude Scaling Factor
SF	$SF=CRR_{7.5}*MSF/CSR$
LDI	Lateral Displacement Index
S	Settlement

Plate D-3

Boring B-4																			
Depth (ft)	Rd	Overburden Stress (ksf)		Fines Content (%)	SPT Test							Relative Density Dr (%)	Simplified CSR	MSF	Ave. Shear Stress (psf)	Shear Strain (%)	Limiting Vol. Strain (%)	dS (inch)	Dry Sand Settlement (inch)
		Total	Effective		N	Ce	Cr	Cs	Cb	Cn	N1(60)								
2.5	0.999	0.29	0.29	60	46	1.36	0.75	1.2	1	1.7	96	100	0.507	1.04	0	0	0	0	0.4
4.5	0.992	0.53	0.53	60	20	1.36	0.75	1.2	1	1.7	41	100	0.503	1.04	0	0	0	0	0.4
9.5	0.971	1.11	1.11	60	16	1.36	0.79	1.2	1	1.24	25	87.2	0.493	1.04	0	0	0	0	0.4
14.5	0.948	1.72	1.72	60	11	1.36	0.86	1.2	1	0.97	15	71	0.481	1.04	0	0	0	0	0.4
19.5	0.922	2.34	2.34	60	7	1.36	0.93	1.2	1	0.91	10	60.5	0.467	1.04	0	0	0	0	0.4
24.5	0.893	2.95	2.95	60	43	1.36	0.95	1.2	1	0.85	56	100	0.453	1.04	0	0	0	0	0.4
29.5	0.864	3.56	3.56	15	12	1.36	0.97	1.2	1	0.8	15	63	0.438	1.16	1.56	0.45	0.34	0.2	0.4
34.5	0.833	4.17	4.17	30	11	1.36	0.98	1.2	1	0.75	13	65.8	0.422	1.16	1.76	0.5	0.32	0.2	0.2
39.5	0.802	4.78	4.5	60	10	1.36	0.98	1.2	1	0.73	12	64.3	0.432	1.04	0	0	0	0	0
44.5	0.771	5.4	4.8	75	13	1.36	0.99	1.2	1	0.71	15	70.5	0.439	1.04	0	0	0	0	0
49.5	0.741	6.01	5.1	60	28	1.36	0.99	1.2	1	0.69	31	96.1	0.442	1.04	0	0	0	0	0

Legend	
Rd	Depth Reduction Factor
N	SPT Blow Count
Ce	Energy Level Factor
Cr	Rod Length Factor
Cs	Sample Liner Correction
Cb	Borehole Diameter Factor
Cn	Depth Correction / Normalization Factor
N1(60)	Corrected SPT Blow Counts
MSF	Magnitude Scaling Factor
SF	$SF=CRR_{7.5}*MSF/CSR$
LDI	Lateral Displacement Index
S	Settlement

Plate D-4

APPENDIX E

Earthwork Specifications

ALTA CALIFORNIA GEOTECHNICAL, INC.
EARTHWORK SPECIFICATIONS

These specifications present the generally accepted standards and minimum earthwork requirements for the development of the project. These specifications shall be the project guidelines for earthwork except where specifically superseded in preliminary geology and soils reports, grading plan review reports or by the prevailing grading codes or ordinances of the controlling agency.

A. GENERAL

1. The Contractor shall be responsible for the satisfactory completion of all earthwork in accordance with the project plans and specifications.

2. The project Geotechnical Engineer and Engineering Geologist, or their representatives, shall provide observation and testing services, and Geotechnical consultation for the duration of the project.

3. All clearing, grubbing, stripping and site preparation for the project shall be accomplished by the Contractor to the satisfaction of the Geotechnical Engineer/Engineering Geologist.

4. It is the Contractor's responsibility to prepare the ground surface to receive fill to the satisfaction of the Geotechnical Engineer and to place, spread, mix, moisture condition, and compact the fill in accordance with the job specifications and as required by the Geotechnical Engineer. The Contractor shall also remove all material considered by the Geotechnical Engineer to be unsuitable for use in the construction of engineered fills.

5. The Contractor shall have suitable and sufficient equipment in operation to handle the amount of fill being placed. When necessary, equipment will be shut down temporarily in order to permit the proper preparation of fills.

B. PREPARATION OF FILL AREAS

1. Excessive vegetation and all deleterious material should be disposed of offsite as required by the Geotechnical Engineer.

   Existing fill, soil, alluvium or rock materials determined by the Geotechnical Engineer as being unsuitable for placement in compacted fills shall be removed and hauled from the site. Where applicable, the Contractor may obtain the

approval of the Soils Engineer and the controlling authorities for the project to dispose of the above described materials, or a portion thereof, in designated areas onsite.

After removal of the deleterious materials have been accomplished, earth materials deemed unsuitable in their natural, in-place condition, shall be removed as recommended by the Geotechnical Engineer/Engineering Geologist.

2. Upon achieving a suitable bottom for fill placement, the exposed removal bottom shall be disced or bladed by the Contractor to the satisfaction of the Geotechnical Engineer. The prepared ground surfaces shall then be brought to the specified moisture content mixed as required, and compacted and tested as specified. In localities where it is necessary to obtain the approval of the controlling agency prior to placing fill, it will be the Contractor's responsibility to contact the proper authorities to visit the site.

3. Any underground structure such as cesspools, cisterns, mining shafts, tunnels, septic tanks, wells, pipelines or other structures not located prior to grading are to be removed or treated in a manner prescribed by the Geotechnical Engineer and/or the controlling agency for the project.

C. ENGINEERED FILLS

1. Any material imported or excavated on the property may be utilized as fill, provided the material has been determined to be suitable by the Geotechnical Engineer. Deleterious materials shall be removed from the fill as directed by the Geotechnical Engineer.

2. Rock or rock fragments less than twelve inches in the largest dimension may be utilized in the fill, provided they are not placed in concentrated pockets and the distribution of the rocks is approved by the Geotechnical Engineer.

3. Rocks greater than twelve inches in the largest dimension shall be taken offsite, or placed in accordance with the recommendations of the Geotechnical Engineer in areas designated as suitable for rock disposal.

4. All materials to be used as fill, shall be tested in the laboratory by the Geotechnical Engineer. Proposed import materials shall be approved by the Geotechnical Engineer 48 hours prior to importation.

5. The fill materials shall be placed by the Contractor in lifts, that when compacted, shall not exceed six inches. Each lift shall be spread evenly and shall be

thoroughly mixed to achieve a near uniform moisture condition and a uniform blend of materials.

All compaction shall be achieved at or above the optimum moisture content, as determined by the applicable laboratory standard. The Contractor will be notified if the fill materials are too wet or too dry to achieve the required compaction standard.

6. When the moisture content of the fill material is below the limit specified by the Geotechnical Engineer, water shall be added and the materials shall be blended until a uniform moisture content, within specified limits, is achieved. When the moisture content of the fill material is above the limits specified by the Geotechnical Engineer, the fill materials shall be aerated by discing, blading, mixed with dryer fill materials, or other satisfactory methods until the moisture content is within the specified limits.

7. Each fill lift shall be compacted to the minimum project standards, in compliance with the testing methods specified by the controlling governmental agency, and in accordance with recommendations of the Geotechnical Engineer.

   In the absence of specific recommendations by the Geotechnical Engineer to the contrary, the compaction standard shall be the most recent version of ASTM:D 1557.

8. Where a slope receiving fill exceeds a ratio of five-horizontal to one-vertical, the fill shall be keyed and benched through all unsuitable materials into sound bedrock or firm material, in accordance with the recommendations and approval of the Geotechnical Engineer.

9. Side hill fills shall have a minimum key width of 15 feet into bedrock or firm materials, unless otherwise specified in the soil report and approved by the Geotechnical Engineer in the field.

10. Drainage terraces and subdrainage devices shall be constructed in compliance with the ordinances of the controlling governmental agency and/or with the recommendations of the Geotechnical Engineer and Engineering Geologist.

11. The Contractor shall be required to maintain the specified minimum relative compaction out to the finish slope face of fill slopes, buttresses, and stabilization fills as directed by the Geotechnical Engineer and/or the governing agency for the project. This may be achieved by either overbuilding the slope and cutting

back to the compacted core; by direct compaction of the slope face with suitable equipment; or by any other procedure which produces the required result.

12. The fill portion of fill-over-cut slopes shall be properly keyed into rock or firm material; and the fill area shall be stripped of all soil or unsuitable materials prior to placing fill.

    The design cut portion of the slope should be made first and evaluated for suitability by the Engineering Geologist prior to placement of fill in the keyway above the cut slope.

13. Pad areas in cut or natural ground shall be approved by the Geotechnical Engineer. Finished surfaces of these pads may require scarification and recompaction, or over excavation as determined by the Geotechnical Engineer.

D. CUT SLOPES

1. The Engineering Geologist shall observe all cut slopes and shall be notified by the Contractor when cut slopes are to be started.

2. If, during the course of grading, unforeseen adverse or potentially adverse geologic conditions are encountered, the Engineering Geologist and Soil Engineer shall investigate, analyze and make recommendations to remediate these problems.

3. Non-erodible interceptor swales shall be placed at the top of cut slopes that face the same direction as the superjacent, prevailing drainage.

4. Unless otherwise specified in specific geotechnical reports, no cut slopes shall be excavated higher or steeper than that allowed by the ordinances of controlling governmental agencies.

5. Drainage terraces shall be constructed in compliance with the ordinances of the controlling governmental agencies, and/or in accordance with the recommendations of the Geotechnical Engineer or Engineering Geologist.

E. GRADING CONTROL

1. Fill placement shall be observed and tested by the Geotechnical Engineer and/or his representative during grading.

   Field density tests shall be made by the Geotechnical Engineer and/or his representative to evaluate the compaction and moisture compliance of each fill lift. Density tests shall be conducted at intervals not to exceed two feet of fill

height. Where sheepsfoot rollers are used, the fill may be disturbed to a depth of several inches. Density determinations shall be taken in the compacted material below the disturbed surface at a depth determined by the Geotechnical Engineer or his representative.

2. Where tests indicate that the density of any layer of fill, or portion thereof, is below the required relative compaction, or improper moisture content is in evidence, that particular layer or portion thereof shall be reworked until the required density and/or moisture content has been attained. Additional fills shall not be placed over an area until the previous lift of fill has been tested and found to meet the density and moisture requirements for the project and the previous lift is approved by the Geotechnical Engineer.

3. When grading activities are interrupted by heavy rains, fill operations shall not be resumed until field observations and tests by the Geotechnical Engineer indicate the moisture content and density of the fill are within the specified limits.

4. During construction, the Contractor shall properly grade all surfaces to maintain good drainage and prevent the ponding of water. The Contractor shall take remedial action to control surface water and to prevent erosion of graded areas until such time as a permanent drainage and erosion devices have been installed.

5. Observation and testing by the Geotechnical Engineer and/or his representative shall be conducted during filling and compacting operations in order that he will be able to state in his opinion that all cut and filled areas are graded in accordance with the approved specifications.

6. Upon the completion of grading activities and after the Geotechnical Engineer and Engineering Geologist have finished their observations of the work, final reports shall be submitted. No further excavation or fill placement shall be undertaken without prior notification of the Geotechnical Engineer and/or Engineering Geologist.

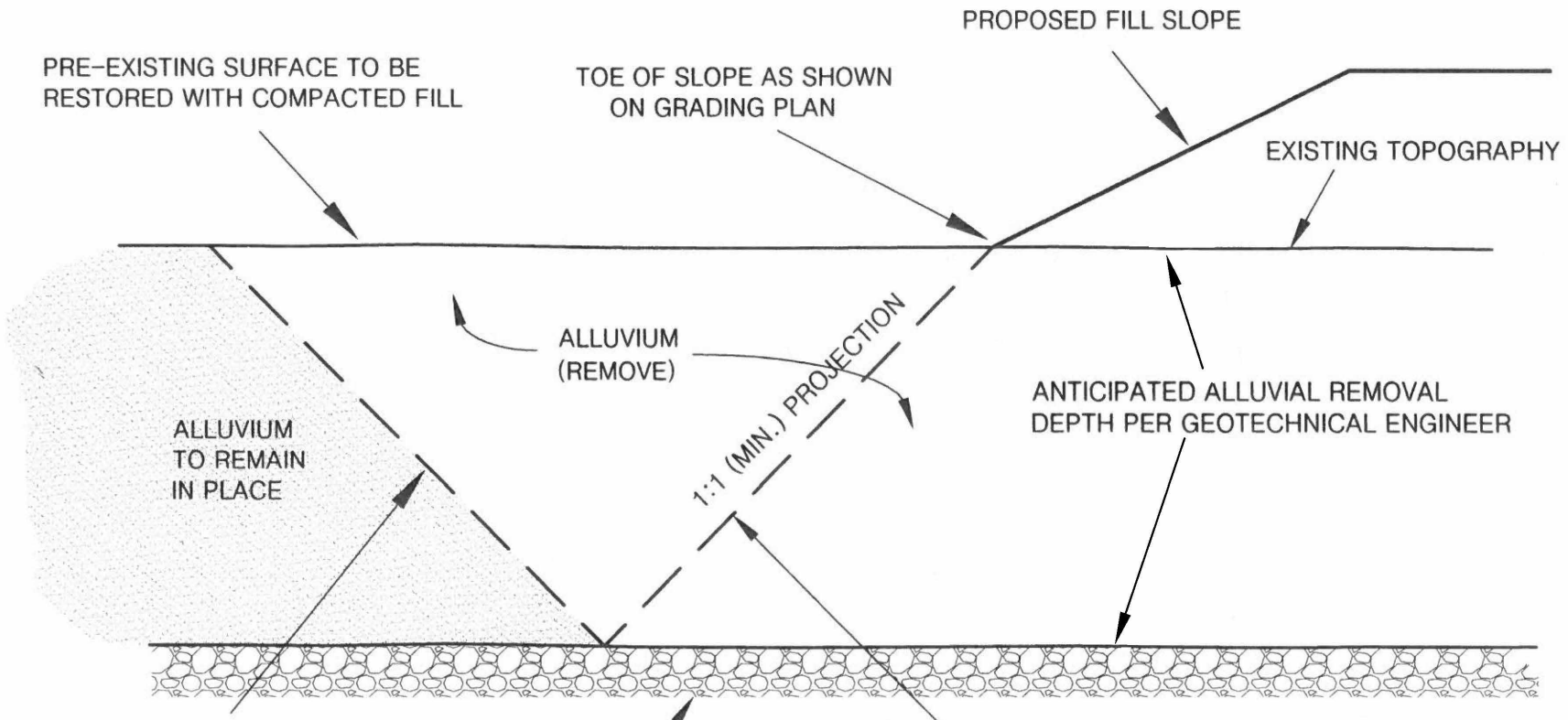
F. **FINISHED SLOPES**

All finished cut and fill slopes shall be planted and irrigated and/or protected from erosion in accordance with the project specifications, governing agencies, and/or as recommended by a landscape architect.

APPENDIX F

Grading Details

DETAIL FOR FILL SLOPE TOEING OUT ON FLAT ALLUVIATED CANYON

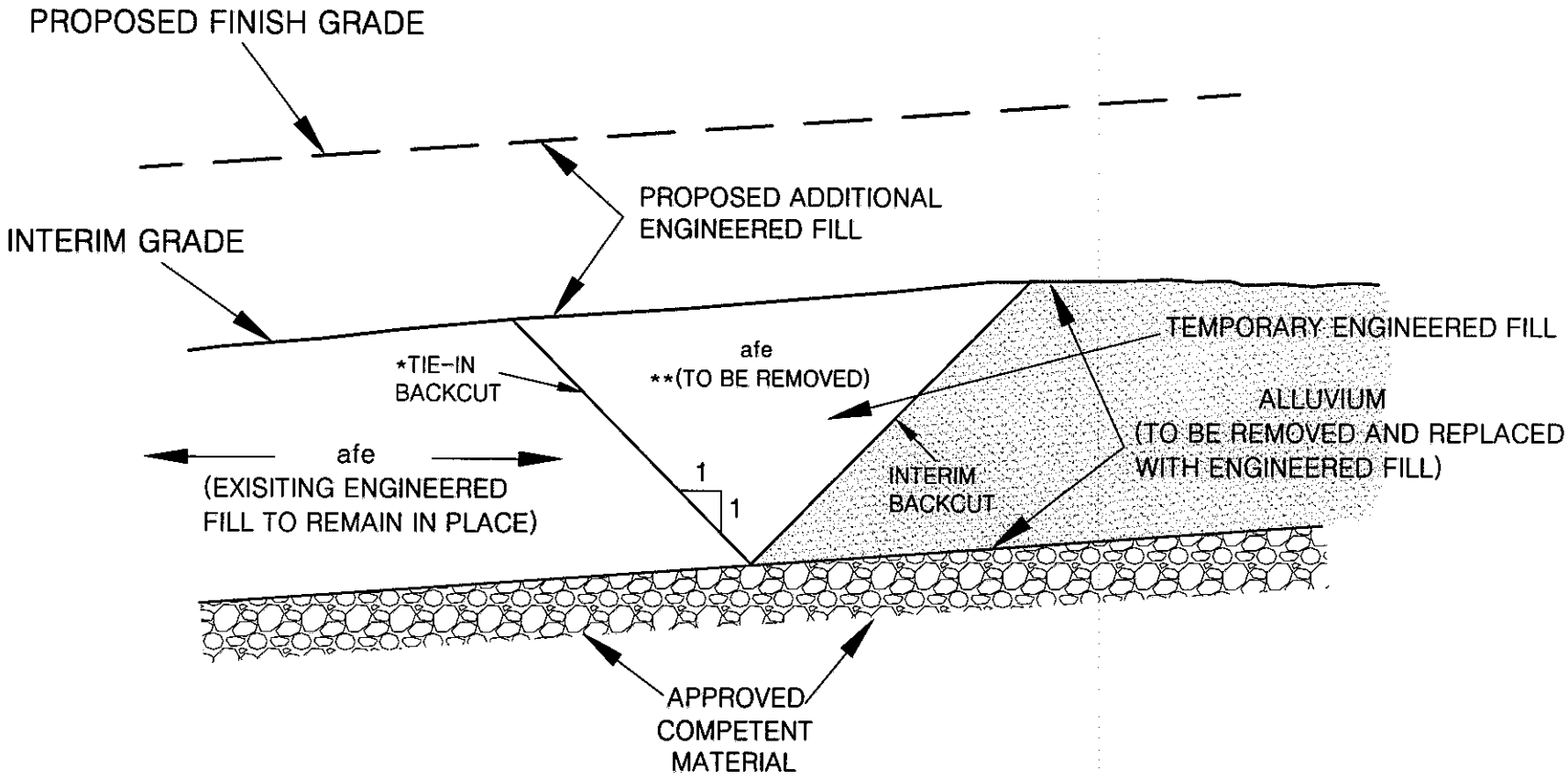


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PLATE G-1

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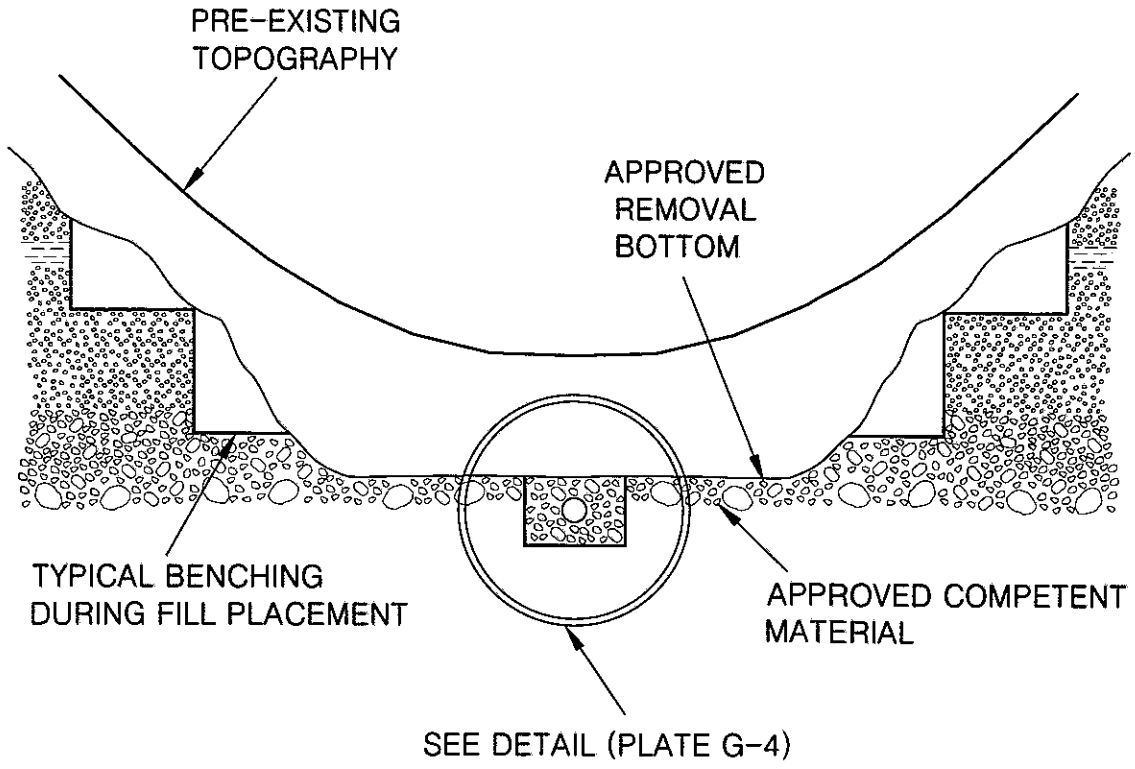
REMOVAL ADJACENT TO EXISTING FILL



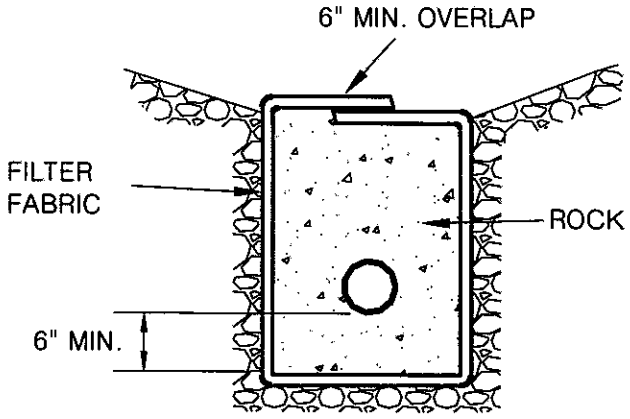
*INITIATE 1:1 TIE-IN BACKCUT TO INTERCEPT TOE OF INTERIM BACKCUT

**AS PART OF TIE-IN FOR ADDITIONAL ENGINEERED FILL

CANYON SUBDRAIN



CANYON SUBDRAIN DETAIL



PERFORATED PIPE SURROUNDED WITH ROCK AND FILTER FABRIC

ROCK: MIN. VOLUME OF 9 CU.FT. PER LINEAR FT. OF 3/4 IN. MAX. ROCK

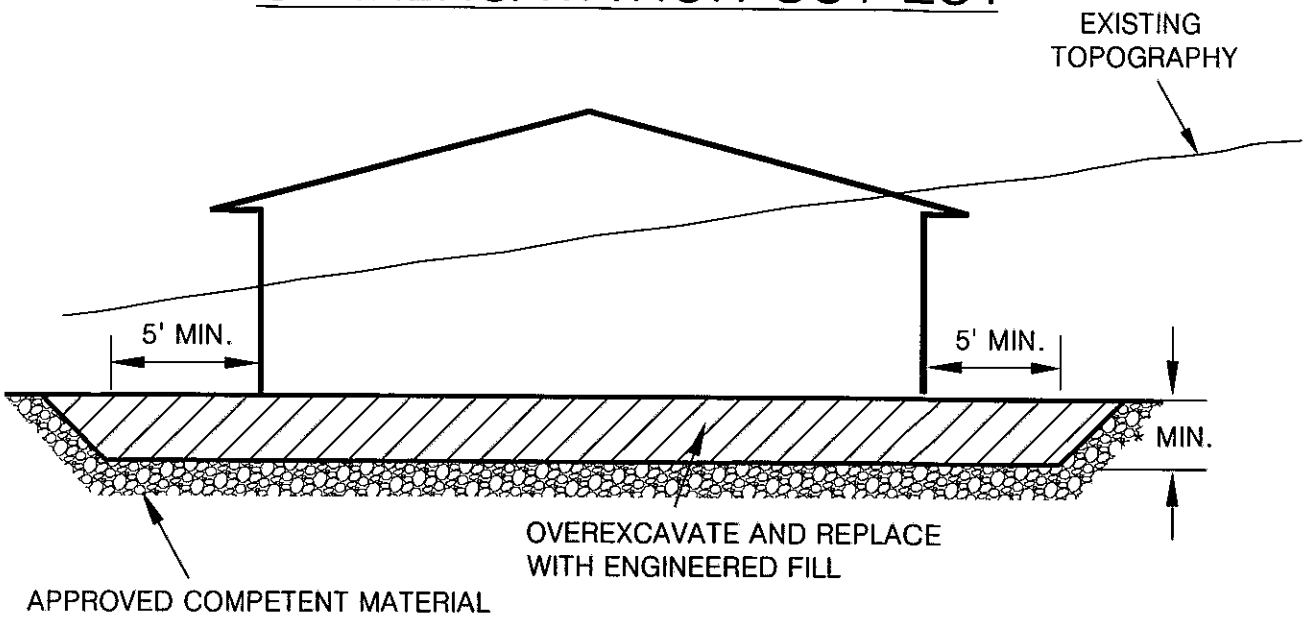
PIPE: 6 IN. ABS OR PVC PIPE WITH A MINIMUM OF 8 PERFORATIONS (1/4-IN. DIA.) PER LINEAL FT. IN BOTTOM HALF OF PIPE ASTM D2751, SDR 35, OR ASTM D3034 OR ASTM D1527, SCHD. 40 ASTM D1785, SCHD. 40

FILTER FABRIC: MIRAFI 140 FILTER FABRIC OR APPROVED EQUIVALENT

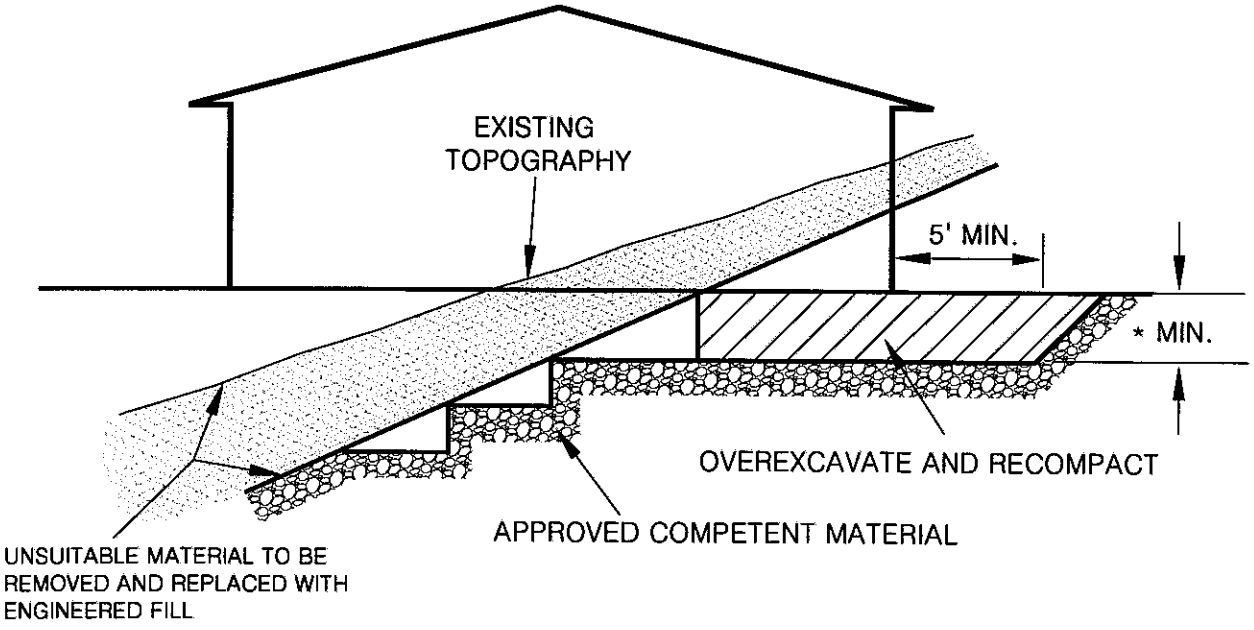
NOTES:

1. FOR CONTINUOUS RUN IN EXCESS OF 500. FT USE 8 IN. DIA. PIPE
2. ENGINEERED FILL PLACED BELOW DRAINS SHALL BE COMPACTED TO 93% OF THE LABORATORY MAXIMUM DRY DENSITY (ASTM:D1557)

OVEREXCAVATION CUT LOT



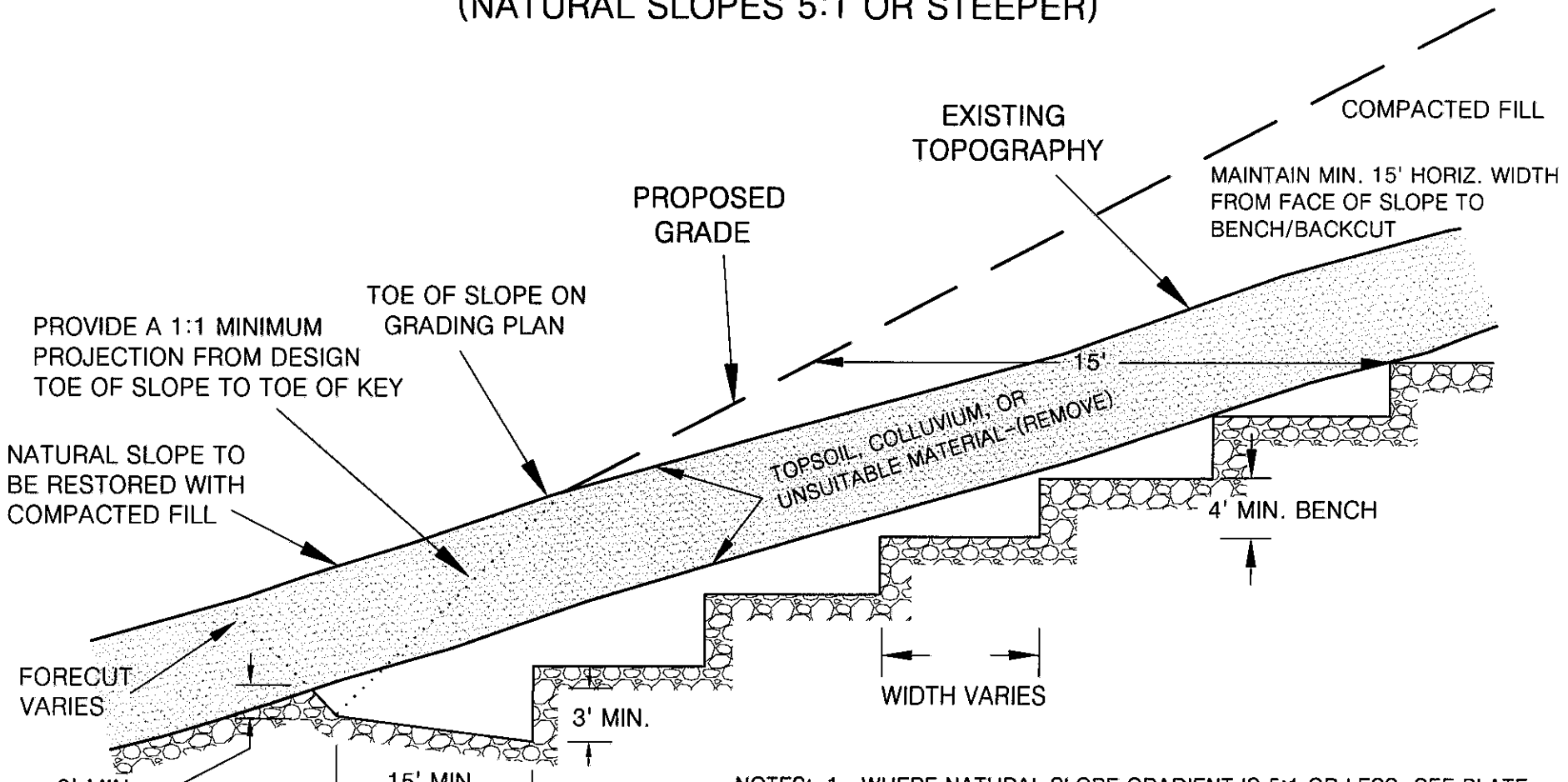
CUT-FILL LOT (TRANSITION)



*NOTE ALL BUILDING PADS SHALL BE OVER EXCAVATED TO A MINIMUM OF 1/3 OF THE MAXIMUM DEPTH OF FILL BELOW THE BUILDING PAD TO A MAXIMUM OF 17 FEET (SEE PLATE G-16)

SIDE HILL SLOPE FILL DETAIL

(NATURAL SLOPES 5:1 OR STEEPER)

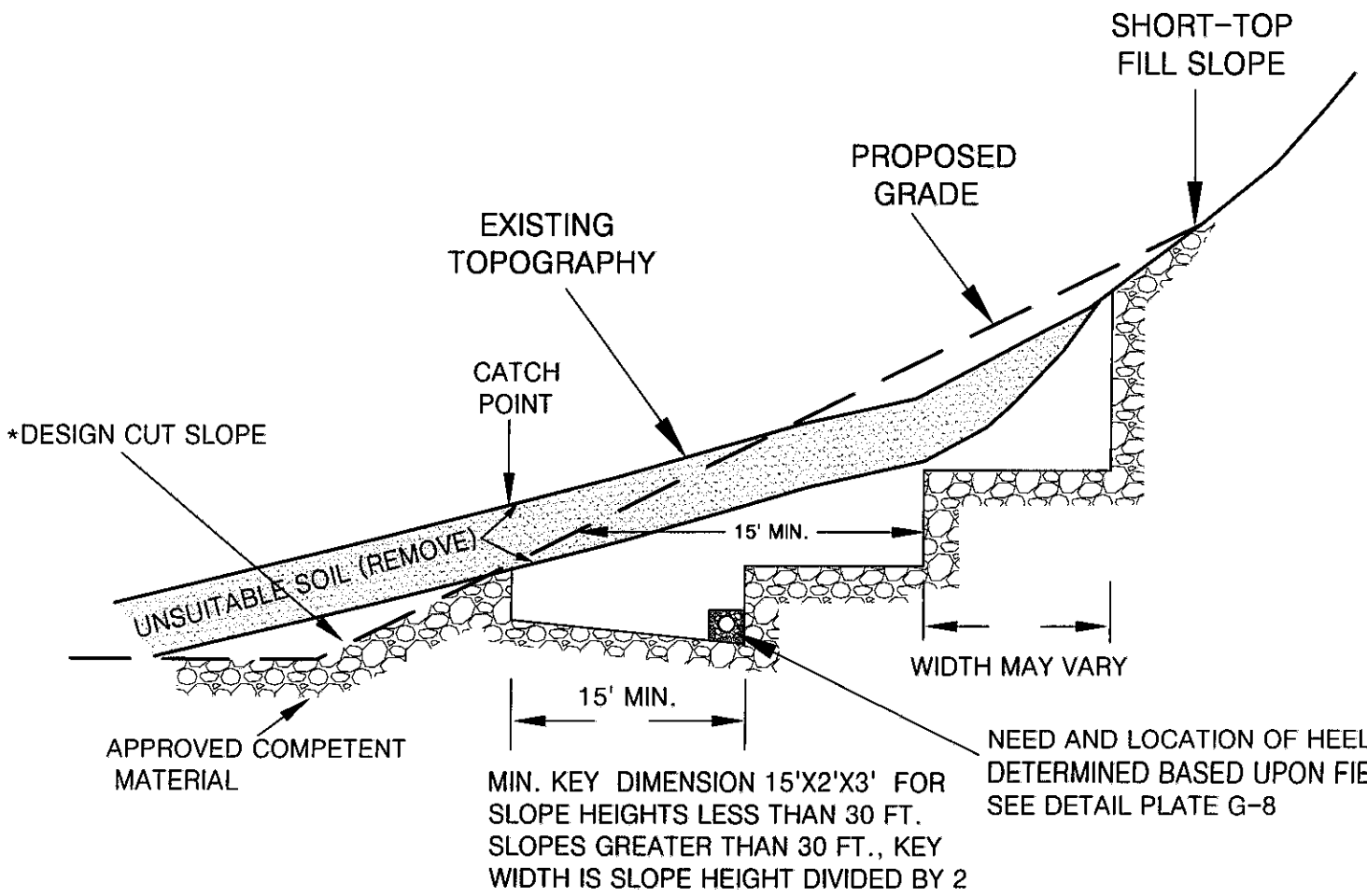


NOTES:

1. WHERE NATURAL SLOPE GRADIENT IS 5:1 OR LESS, SEE PLATE G-1. WHERE THE NATURAL SLOPE APPROACHES OR EXCEEDS THE DESIGN SLOPE RATIO, SPECIAL RECOMMENDATIONS WILL BE PROVIDED BY THE GEOTECHNICAL ENGINEER.
2. THE NEED FOR AND PLACEMENT OF DRAINS WILL BE DETERMINED BY THE GEOTECHNICAL ENGINEER OR GEOLOGIST BASED UPON EXPOSED FIELD CONDITIONS.

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FILL OVER CUT SLOPE DETAIL



*THE CUT PORTION OF THE SLOPE SHOULD BE EXCAVATED AND EVALUATED BY THE ENGINEERING GEOLOGIST/GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTING THE FILL SLOPE

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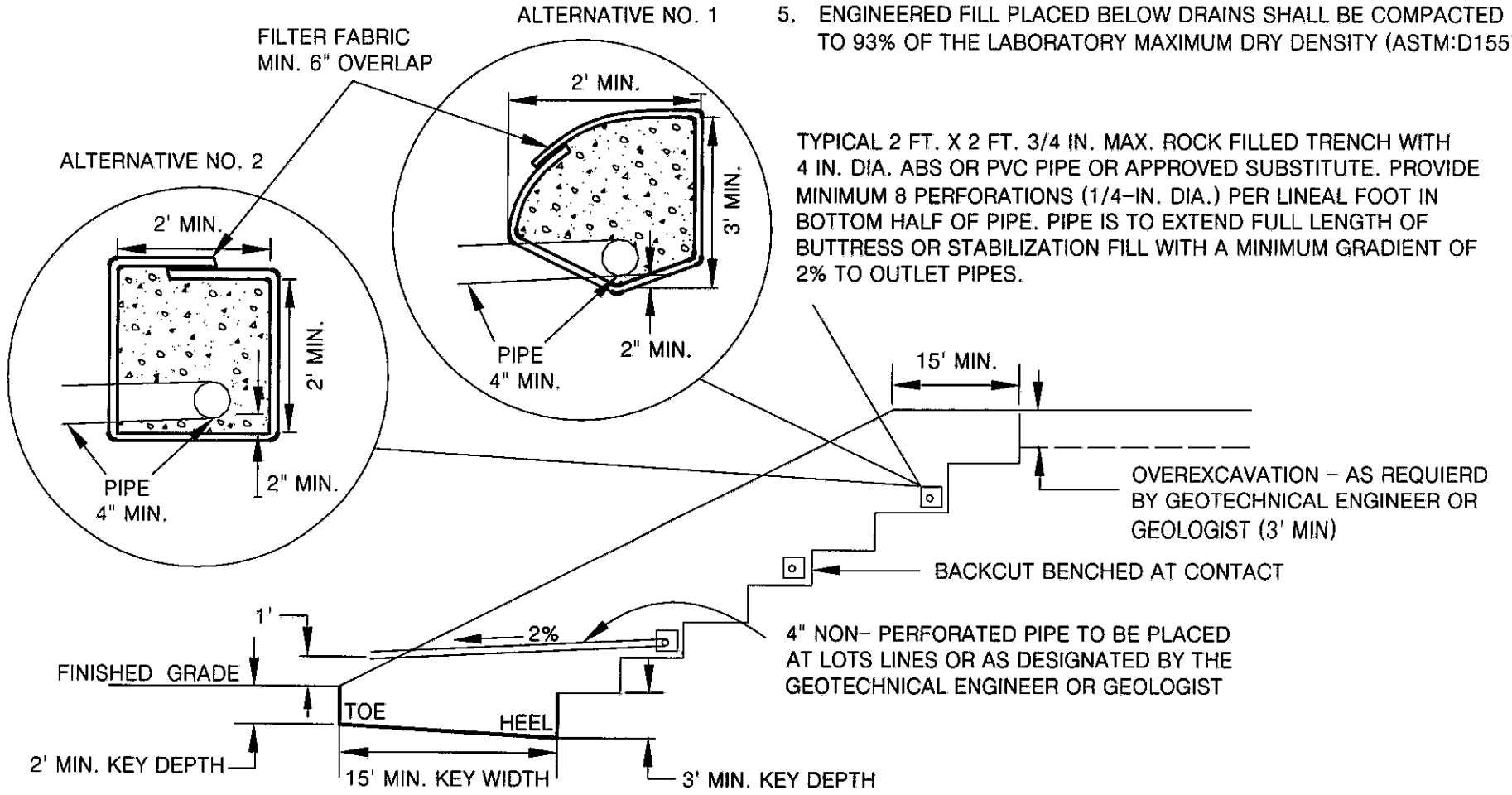
PLATE G-7

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STABILIZATION/BUTTRESS FILL BACKDRAIN

NOTE:

1. ASTM D2751, SDR 35, OR ASTM D3034 OR ASTM D1527, SCHD. 40 ASTM D1785, SCHD. 40
2. SOLID PIPE OUTLETS TO BE PROVIDED EVERY 100 FT. AND JOINED TO PERFORATED BACKDRAIN PIPE WITH "L" OR "T"s. MIN. 2% GRADIENT.
3. GRAVEL TRENCH TO BE FILLED WITH 3/4 IN. MAXIMUM ROCK
4. THE NECESSITY FOR UPPER TIER BACKDRAINS SHALL BE DETERMINED IN THE FIELD BY THE GEOTECHNICAL ENGINEER OR GEOLOGIST. UPPER TIER OUTLETS SHOULD DRAIN INTO PAVED TERRACE DRAINS.
5. ENGINEERED FILL PLACED BELOW DRAINS SHALL BE COMPACTED TO 93% OF THE LABORATORY MAXIMUM DRY DENSITY (ASTM:D1557)



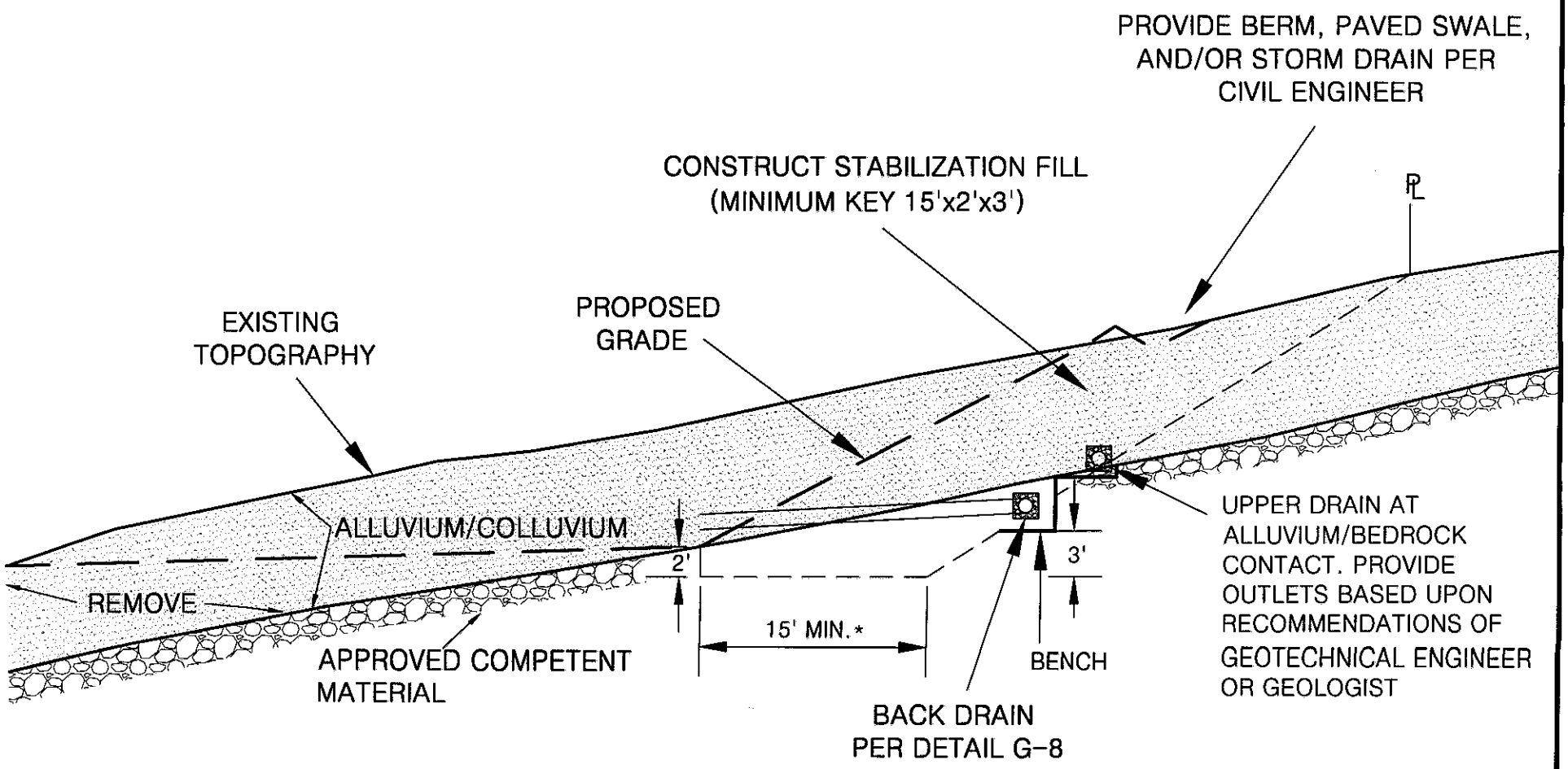
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PLATE G-8

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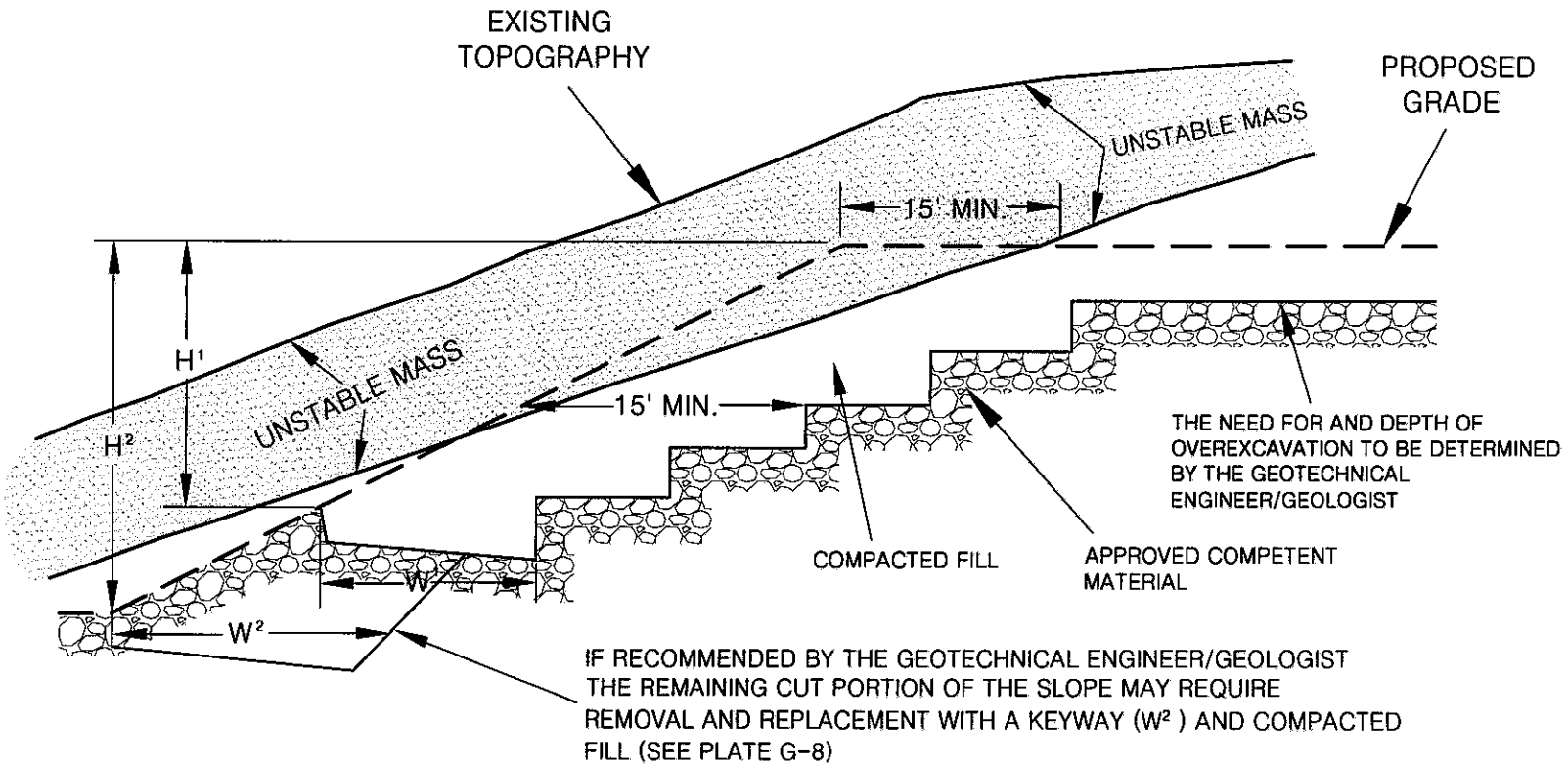
STABILIZATION FILL

(UPSLOPE ALLUVIATED AREA)



* FOR SLOPE HEIGHTS LESS THAN 30 FT. SLOPES GREATER THAN 30 FT., KEY WIDTH IS SLOPE HEIGHT DIVIDED BY 2

SELECTIVE GRADING DETAIL FOR STABILIZATION FILL
UNSTABLE MATERIAL EXPOSED IN PORTION OF CUT SLOPE



NOTES: 1. BACKDRAINS ARE NOT REQUIRED UNLESS SPECIFIED.

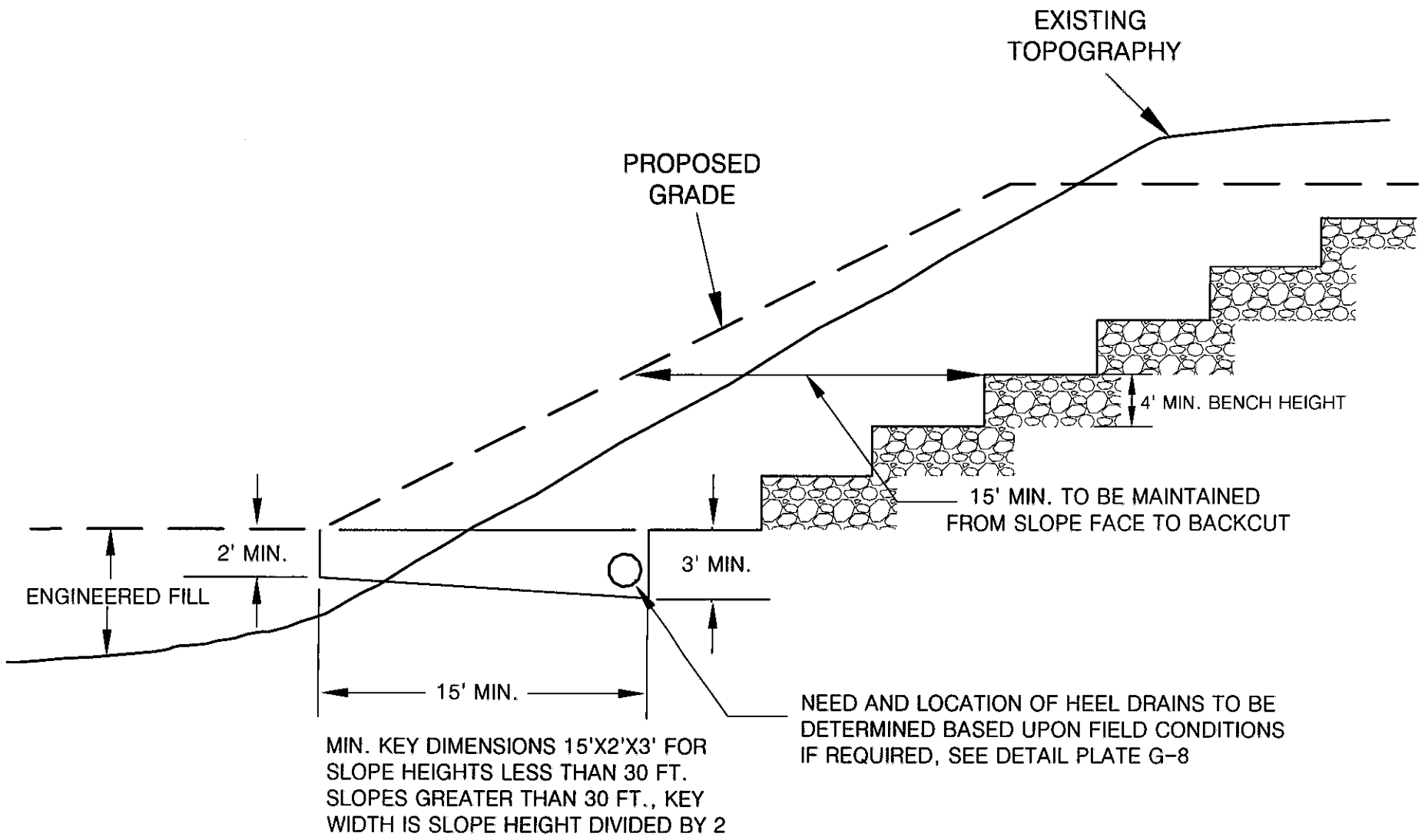
2. "W" SHALL BE EQUIPMENT WIDTH (15') FOR SLOPE HEIGHT LESS THAN 25 FEET. FOR SLOPES GREATER THAN 25 FEET, "W" SHALL BE DETERMINED BY THE PROJECT GEOTECHNICAL ENGINEER/GEOLOGIST. AT NO TIME SHALL "W" BE LESS THAN H/2.

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PLATE G-10

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SKIN FILL SLOPE OVER NATURAL GROUND

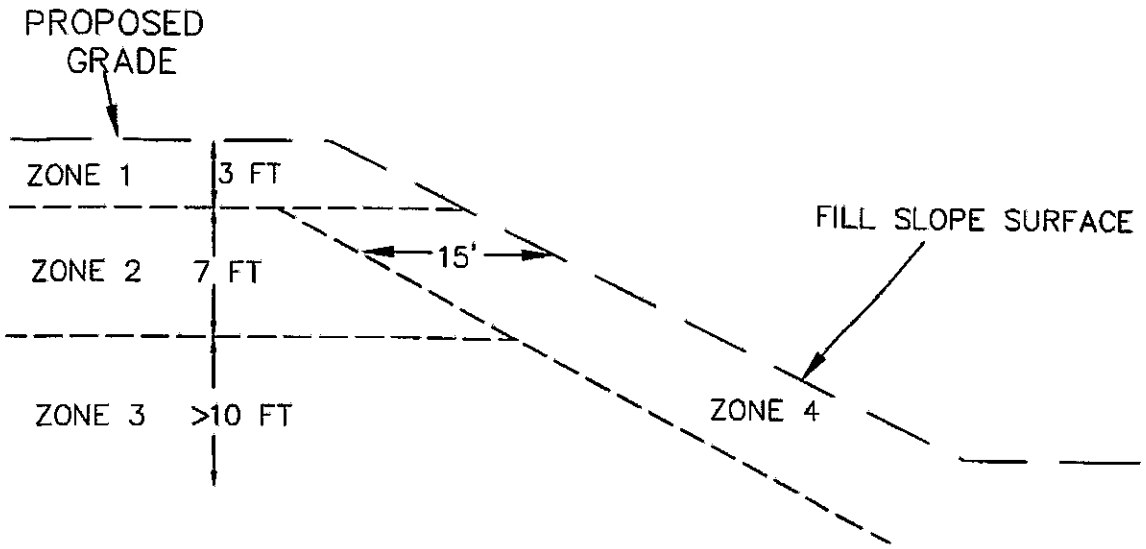


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PLATE G-11

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DETAIL FOR MAXIMUM PARTICLE DIMENSION



ZONE	DEPTH	PARTICLE MAX. DIMENSION	PLACEMENT METHOD
1	0-3 ft.	≤1.0 ft.	STANDARD OR CONVENTIONAL COMPACTION METHODS (SEE EARTHWORK SPECIFICATIONS)
2	3-10 ft.	≤2.0 ft.	ROCK BLANKETS (SEE PLATE G-13)
3	>10 ft.	≤8.0 ft.	ROCK BLANKETS (PLATE G-13) ROCK WINDROW (PLATE G-14) INDIVIDUAL ROCK BURIED (PLATE G-15)
4	15 HORIZONTAL FEET FROM FILL SLOPE FACE	≤1.0 ft.	STANDARD OR CONVENTIONAL COMPACTION METHODS (SEE EARTHWORK SPECIFICATIONS)

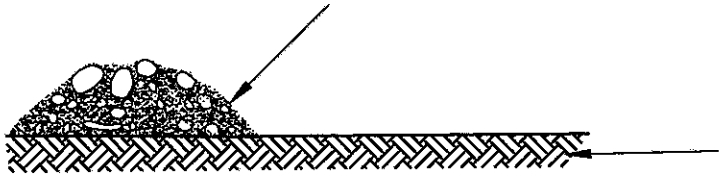
ALTA CALIFORNIA GEOTECHNICAL, INC.
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PLATE G-12

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ROCK BLANKET DETAILS

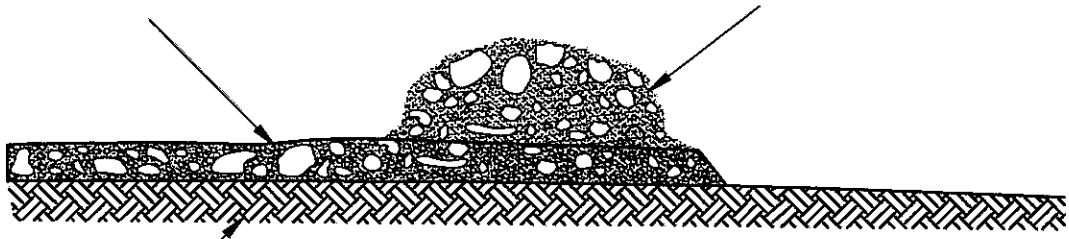
LOOSE PILE 1
LOOSE, DUMPED ROCK, GRAVEL AND SAND MIXTURE REMOVE FRAGMENTS LARGER THAT 2 FEET FOR ISOLATED BURIAL (PLATE G-15) OR WINDROW (PLATE G-10)



APPROVED BOTTOM, OR TOP OF PREVIOUSLY APPROVED BLANKET FILL

COMPACT PILE 1
SPREAD LOOSE PILE FORWARD WITH HEAVY TRACKED DOZER (D-8 OR LARGER). HEAVILY WATER, TRACK, AND APPLY ADDITIONAL SAND AND GRAVEL AS NECESSARY TO FILL VOIDS AND CREATE A DENSE MATRIX OF ROCK, COBBLES, GRAVEL AND SAND (2 FOOT MAXIMUM THICKNESS)

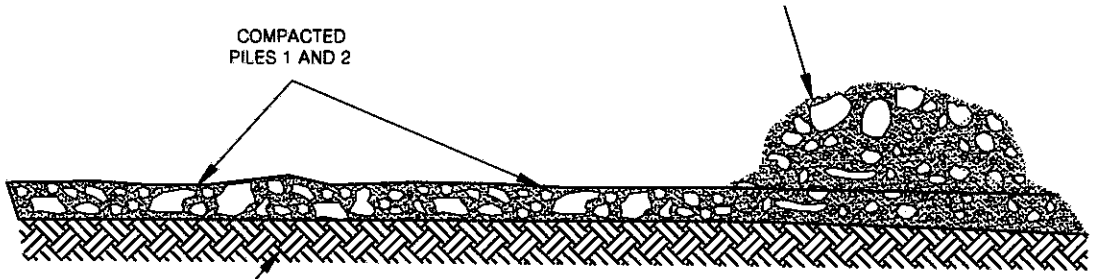
LOOSE PILE 2
DUMP SUCCESSIVE PILES OF LOOSE ROCK, GRAVEL AND SAND MIXTURE ON FORWARD EDGE OF PREVIOUSLY COMPACTED LIFT WITH TRUCKS AND/OR SCRAPERS. USE PREVIOUS LIFT TO ACCESS AND FURTHER COMPACT PILE 1.



APPROVED BOTTOM, OR TOP OF PREVIOUSLY APPROVED BLANKET FILL

LOOSE PILE 3
DUMP SUCCESSIVE PILES OF LOOSE ROCK, GRAVEL AND SAND MIXTURE ON FORWARD EDGE OF PREVIOUSLY COMPACTED LIFT WITH TRUCKS AND/OR SCRAPERS. USE PREVIOUS LIFT TO ACCESS AND FURTHER COMPACT EXISTING BLANKET.

COMPACTED PILES 1 AND 2

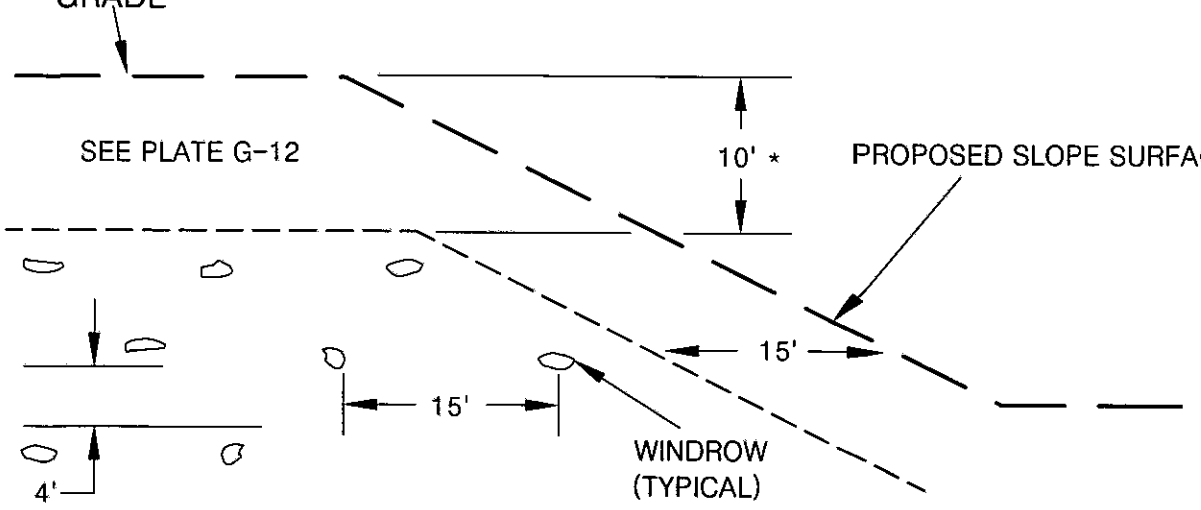


APPROVED BOTTOM, OR TOP OF PREVIOUSLY APPROVED BLANKET FILL

OBSERVATION TESTING AND APPROVAL PROCEDURES

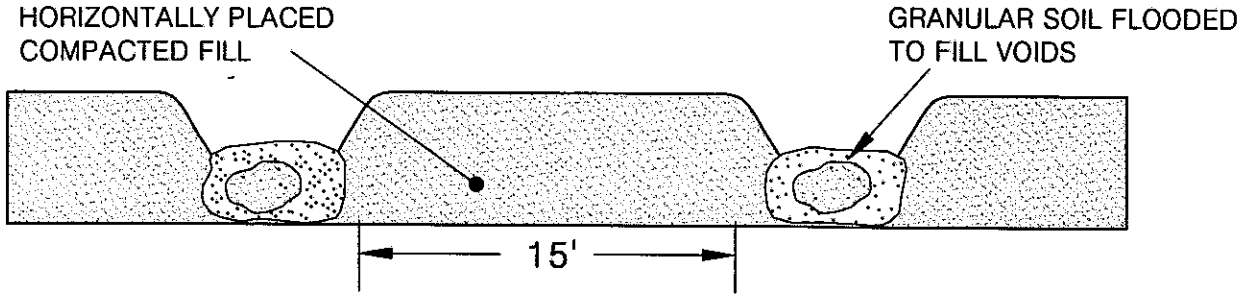
OBSERVE EQUIPMENT. SCRAPERS AND TRUCKS SHOULD BE FULLY SUPPORTED ON BLANKET WITHOUT SIGNIFICANT YIELDING. EXCAVATE TEST/OBSERVATION PITS TO CONFIRM EXISTENCE OF MIXTURE OF VARIOUS PARTICLE SIZES, WITHOUT SIGNIFICANT VOIDS, AND FORMING A DENSE, COMPACTED FILL MATRIX. TEST BY ASTM D1556, D2922 AND/OR D3017 WHEN APPROPRIATE. RECORD LIMITS AND ELEVATION OF BLANKET. ALL FILL AND COMPACTION OPERATIONS TO BE CONDUCTED UNDER THE OBSERVATION OF THE GEOTECHNICAL ENGINEER. SUBSEQUENT LIFTS TO BE APPLIED ONLY AFTER OBSERVATION AND CONFIRMATION OF SUITABILITY OF FILL AND RELEASE BY THE GEOTECHNICAL ENGINEER. BLANKETS TO BE CONSTRUCTED IN ACCORDANCE WITH PLATE G-12.

ROCK WINDROW DETAIL



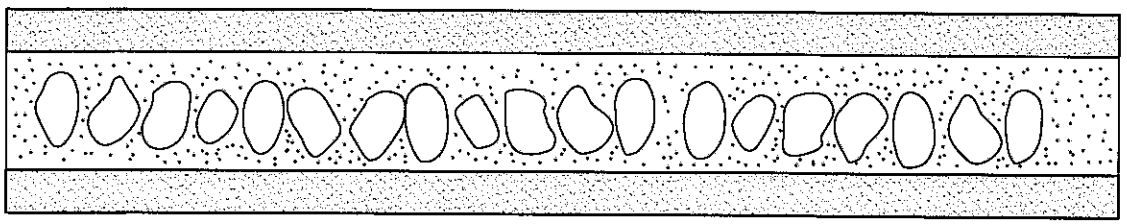
NOTE: OVERSIZED MATERIAL SHOULD BE REMOVED FROM THE 15' CLEAR ZONES WITH SPECIAL EQUIPMENT, SUCH AS A ROCK RAKE, PRIOR TO PLACING THE NEXT FILL LIFT.
*VARIANCES TO THE ABOVE ROCK HOLD DOWN MAY BE GRANTED SUBJECT TO APPROVAL BY THE OWNER, GEOTECHNICAL ENGINEER, AND GOVERNING AGENCY

TYPICAL WINDROW DETAIL (END VIEW)

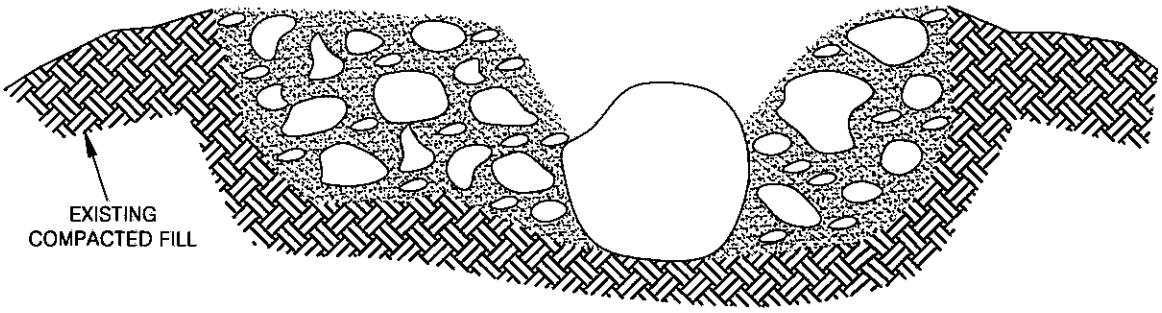


NOTE: COMPACTED FILL SHALL BE BROUGHT UP TO A HIGHER ELEVATION ALONG EACH WINDROW SO GRANULAR SOIL CAN BE FLOODED IN A "TRENCH CONDITION".

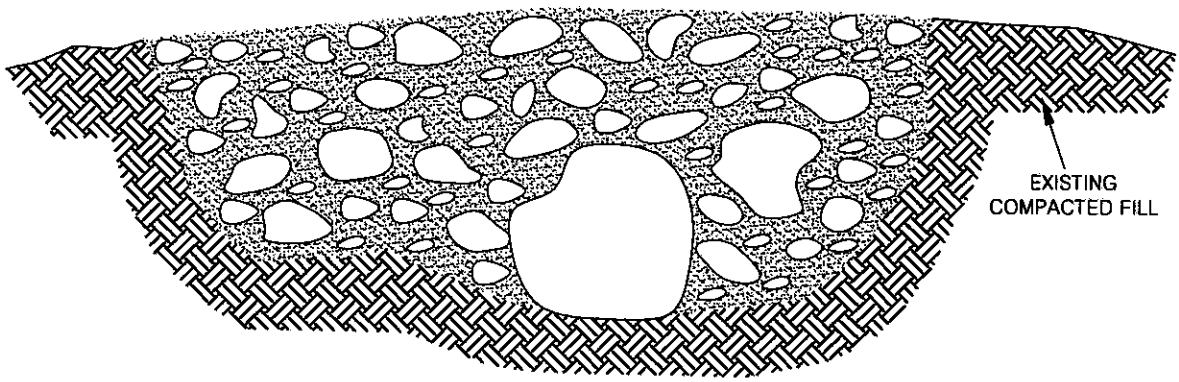
PROFILE VIEW



ISOLATED ROCK BURIAL DETAILS

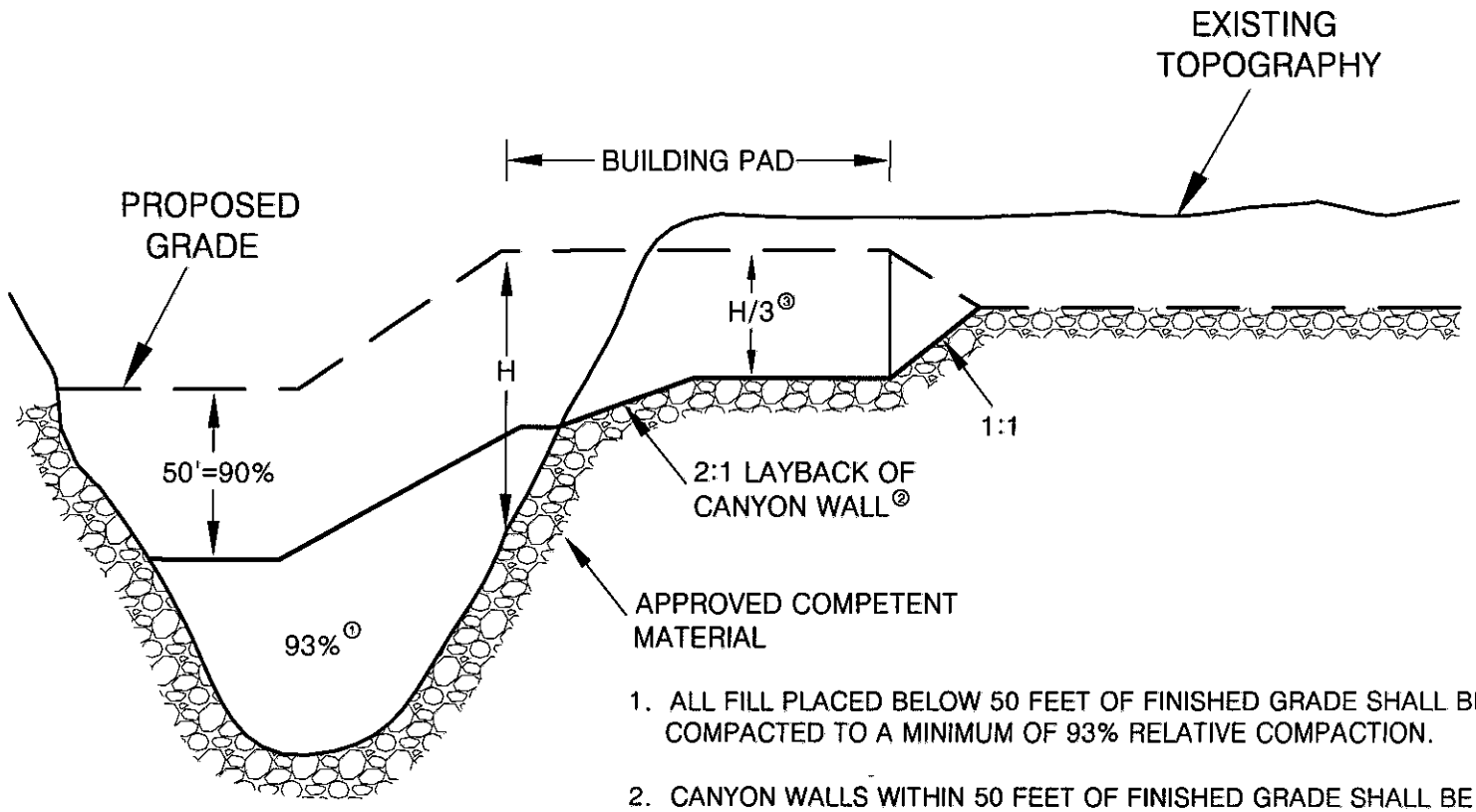


EXCAVATE HOLE INTO EXISTING FILL PRISM, PLACE BOULDER (< 8 feet in maximum dimension) INTO EXISTING COMPACTED FILL. SURROUND WITH SAND, GRAVEL, COBBLES AND WATER HEAVILY. TRACK WITH D8 OR LARGER EQUIPMENT UNTIL RESULTING FILL FULLY SUPPORTS EQUIPMENT. OBSERVE AND/OR TEST IN ACCORDANCE WITH ASTM D1556, D2922 OR D3017. ROCKS LARGER THAN 8 FEET SHALL BE FURTHER REDUCED IN SIZE BY SECONDARY BREAKING.



RELATIVE COMPACTION VS. DEPTH

CANYON WALL LAY BACK
DIFFERENTIAL FILL OVEREXCAVATION DETAILS



1. ALL FILL PLACED BELOW 50 FEET OF FINISHED GRADE SHALL BE COMPACTED TO A MINIMUM OF 93% RELATIVE COMPACTION.

2. CANYON WALLS WITHIN 50 FEET OF FINISHED GRADE SHALL BE LAID BACK TO A SLOPE RATIO OF 2:1 OR FLATTER.

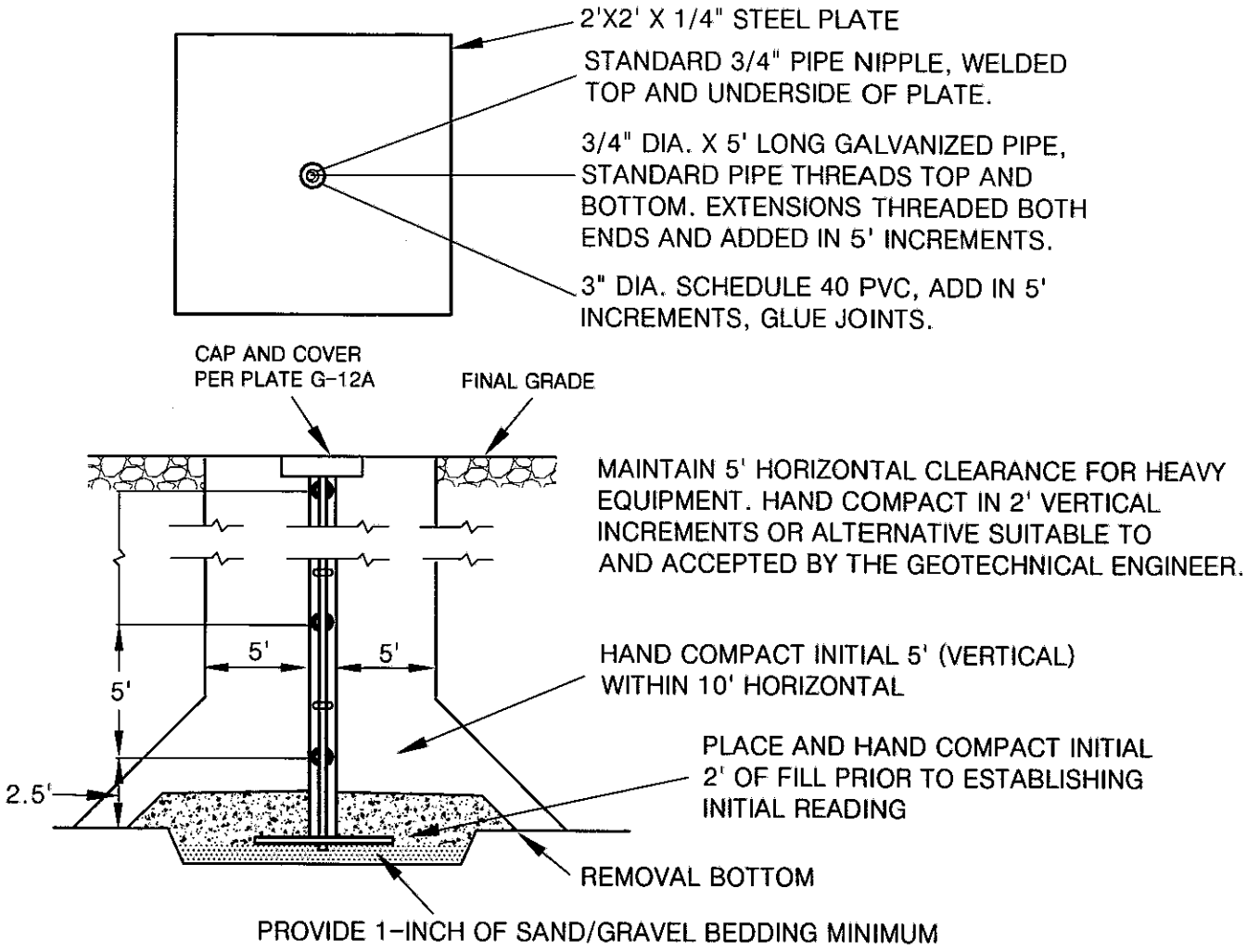
3. ALL BUILDING PADS SHALL BE OVER EXCAVATED TO A MINIMUM OF 1/3 OF THE MAXIMUM DEPTH OF FILL BELOW THE BUILDING PAD TO A MAXIMUM OF 17 FEET.

4. IF THE 2:1 LAY BACK OF THE CANYON WALL IS IMPRACTICAL, THEN AS AN ALTERNATIVE THE INCREASED COMPACTION STANDARDS IN NOTE 1 SHOULD BE EXTENDED UP TO H/3 AND THE LAY BACK WILL NOT BE REQUIRED.

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PLATE G-16

SETTLEMENT PLATE DETAIL



NOTES:

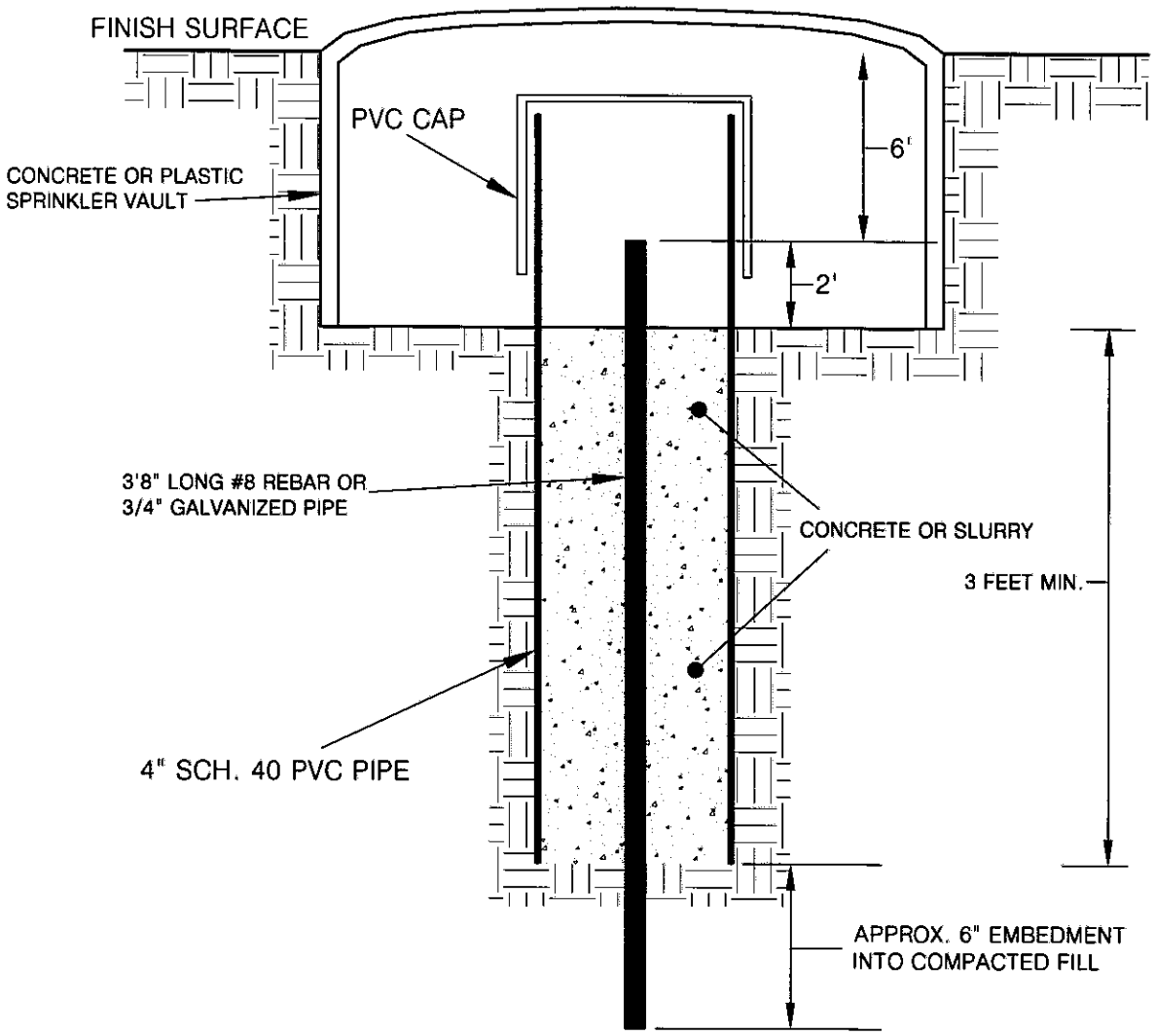
1) LOCATIONS OF SETTLEMENT PLATES SHALL BE CLEARLY MARKED AND READILY VISIBLE (RED FLAGGED) TO EQUIPMENT OPERATORS.

2) CONTRACTOR SHALL MAINTAIN 10' HORIZONTAL CLEARANCE FOR HEAVY EQUIPMENT WITHIN 5' (VERTICAL) OF PLATE BASE. FILL WITHIN CLEARANCE AREA SHALL BE HAND COMPACTED TO PROJECT SPECIFICATIONS OR COMPACTED BY ALTERNATIVE APPROVED BY THE GEOTECHNICAL ENGINEER.

3) AFTER 5' (VERTICAL) OF FILL IS IN PLACE, CONTRACTOR SHALL MAINTAIN 5' HORIZONTAL EQUIPMENT CLEARANCE. FILL IN CLEARANCE AREA SHALL BE HAND COMPACTED (OR APPROVED ALTERNATIVE) IN VERTICAL INCREMENTS NOT TO EXCEED 2 FEET.

4) IN THE EVENT OF DAMAGE TO SETTLEMENT PLATE OR EXTENSION RESULTING FROM EQUIPMENT OPERATING WITHIN PRESCRIBED CLEARANCE AREA, CONTRACTOR SHALL IMMEDIATELY NOTIFY GEOTECHNICAL ENGINEER AND SHALL BE RESPONSIBLE FOR RESTORING THE SETTLEMENT PLATE AND EXTENSION RODS TO WORKING ORDER.

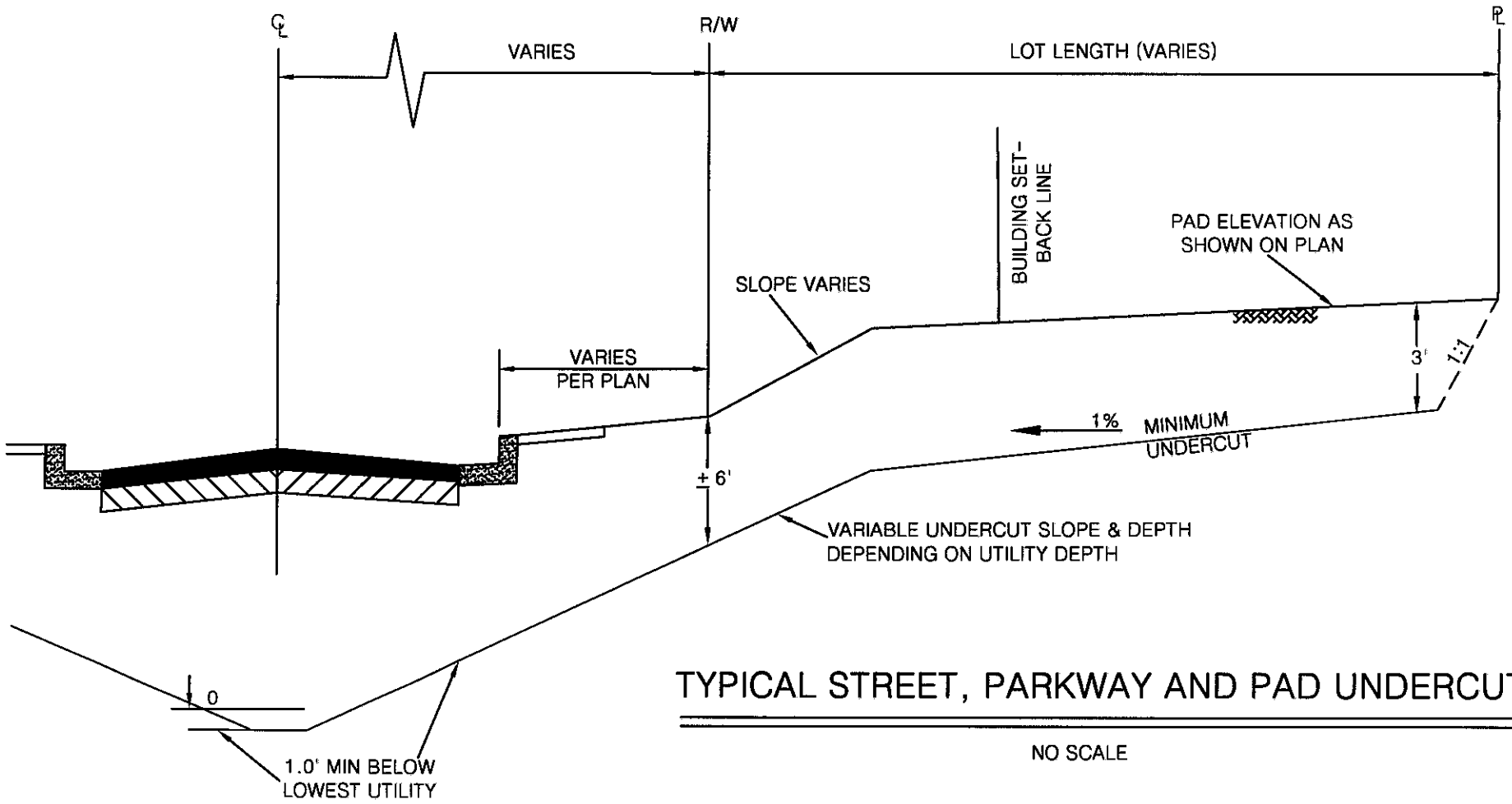
SURFACE SETTLEMENT MONUMENT DETAIL



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PLATE G-18

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TYPICAL STREET, PARKWAY AND PAD UNDERCUT

NO SCALE

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PLATE G-19

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Plate-1
1-0602
Legend
B-5
P-2
Site Boundary
Innovation St
Searcher St
Trailblazer Ave
Globetrotter Ave
Reflection St
Legacy Park St
Hereford Dr
Hereford Dr
Bridal Trail Circle
Silver Saddle Ct
Kaweah Ct
Jake Way
Walters St
Walters St
B-1
B-2
B-3
B-4
B-5
P-1
P-2
coordinates
Google Earth
Image Landsat / Copernicus
500 ft
N

Michael Baker
INTERNATIONAL

APPENDIX E
PALEONTOLOGICAL RESOURCES ASSESSMENT REPORT

PALEONTOLOGICAL RESOURCES ASSESSMENT REPORT

EASTVALE 3 PROJECT AT 7500 HELLMAN AVENUE

Assessor's Parcel Numbers 144-070-016,-017, -018, and -020
City of Eastvale, San Bernardino County, California

For Submittal to:

City of Eastvale
Community Development Department, Planning Division
12363 Limonite Avenue, Suite 910
Eastvale, CA 91752

Prepared for:

Warmington Residential, Southern California Division
3090 Pullman Street
Costa Mesa, CA 92626

Prepared by:

Ron Schmidtling, Principal Paleontologist
Elizabeth Beckner, Report Writer
CRM TECH
1016 East Cooley Drive, Suite A/B
Colton, CA 92324

March 10, 2026

Approximately 3.22 acres
USGS Corona North, Calif., 7.5' (1:24,000) quadrangle
T2S R7W, San Bernardino Baseline and Meridian (Rancho Jurupa land grant)
CRM TECH Contract No. 4355P

EXECUTIVE SUMMARY

Between November 2025 and March 2026, at the request of Warmington Residential, Southern California Division, CRM TECH performed a paleontological resource assessment on 3.22 acres of vacant urban land in the City of Eastvale, Riverside County, California. The subject property of the study consists of Assessor's Parcel Numbers 144-070-016, -017, -018, and -020, located at 7500 Hellman Avenue, north of Walter Street, in a portion of the Rancho Jurupa land grant lying within what would be Section 34 of Township 2 South, Range 7 West, San Bernardino Baseline and Meridian, as depicted in the United States Geological Survey Corona North, California, 7.5' quadrangle.

The study is a part of the environmental review process for the proposed subdivision of the property for the development of 35 single-family homes. The City of Eastvale, as the lead agency for the project, required the study in compliance with the California Environmental Quality Act (CEQA). The purpose of the study is to provide the City with the necessary information and analysis to determine whether the proposed project would potentially disrupt or adversely affect any significant, nonrenewable paleontological resources, as mandated by CEQA.

In order to identify any paleontological resource localities that may exist in or near the project area and to assess the possibility for such resources to be encountered in future excavation and construction activities, CRM TECH requested records searches from the appropriate repositories, conducted a literature search, and carried out a systematic field survey in accordance with the guidelines of the Society of Vertebrate Paleontology. The results of these research procedures indicate that the extensively disturbed surface soils in the project area are low in paleontological sensitivity, but the subsurface sediments are considered to be high in paleontological sensitivity.

Based on these findings, CRM TECH recommends that a paleontological resource impact mitigation program be developed and implemented during the project to prevent project impact on significant, nonrenewable paleontological resources or reduce such impact to a level less than significant. As the primary component of the mitigation program, paleontological monitoring should be required during all earth-moving operations reaching beyond the depth of two feet. Under this condition, CRM TECH further recommends that the project may be cleared to proceed in compliance with CEQA provisions on paleontological resources.

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INTRODUCTION

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The study is a part of the environmental review process for the proposed subdivision of the property for the development of 35 single-family homes. The City of Eastvale, as the lead agency for the project, required the study in compliance with the California Environmental Quality Act (CEQA; PRC §21000 et seq.). The purpose of the study is to provide the City with the necessary information and analysis to determine whether the proposed project would potentially disrupt or adversely affect any significant, nonrenewable paleontological resources, as mandated by CEQA.

In order to identify any paleontological resource localities that may exist in or near the project area and to assess the possibility for such resources to be encountered in future excavation and construction activities, CRM TECH requested records searches from the appropriate repositories, conducted a literature search, and carried out a systematic field survey in accordance with the guidelines of the Society of Vertebrate Paleontology. The following report is a complete account of the methods, results, and final conclusion of the study. Personnel who participated in the study are named in the appropriate sections below, and their qualifications are provided in Appendix 1.

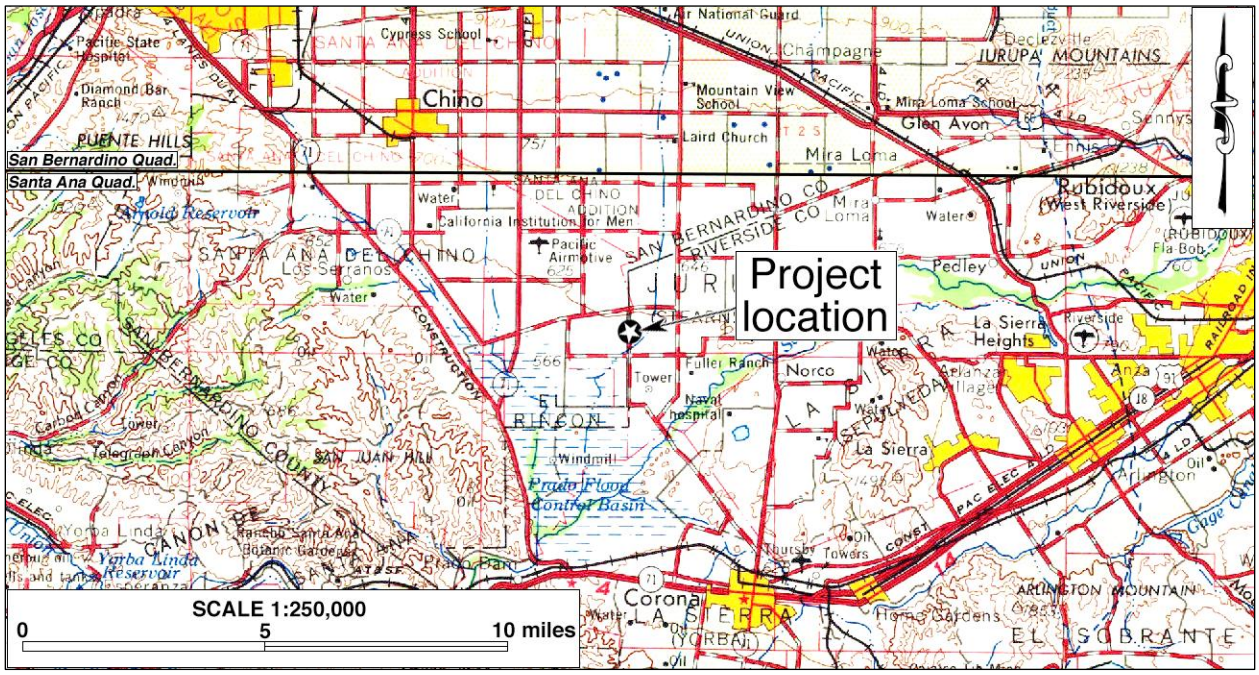


Figure 1. Project vicinity. Based on USGS San Bernardino and Santa Ana, Calif., 120'x60' quadrangles, 1969/1979 edition.

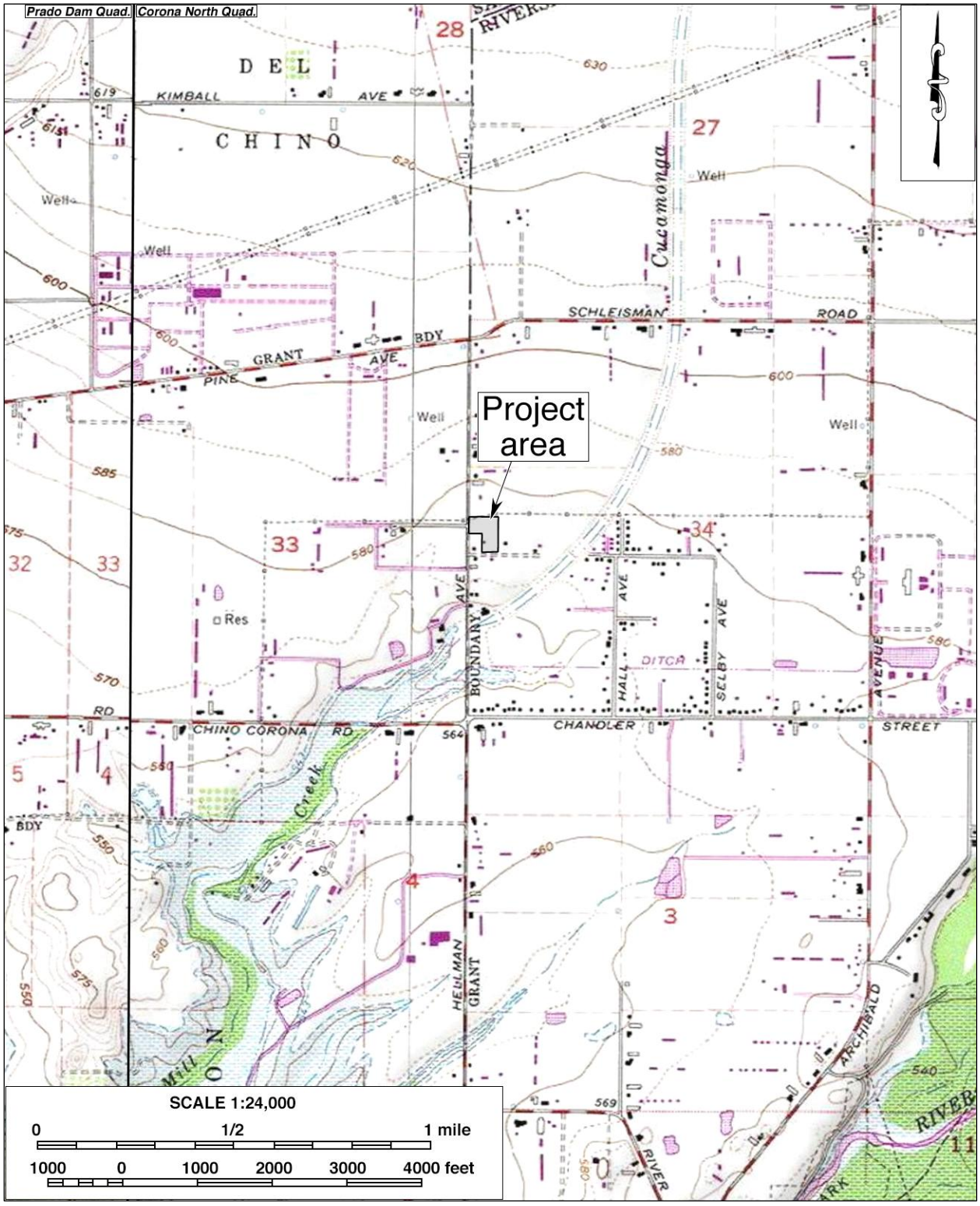


Figure 2. Project area. Based on USGS Corona North and Prado Dam, Calif., 7.5' quadrangles, 1981 edition.



Figure 3. Satellite image of the project area.Based on Google Earth imagery.

PALEONTOLOGICAL RESOURCES

The following section presents an overview of common paleontological resource types, along with criteria used in assessing resource significance and paleontological sensitivity.

DEFINITION

Paleontological resources represent the remains of prehistoric life, exclusive of any human remains, and include the localities where fossils were collected as well as the sedimentary rock formations in which they were found. The defining character of fossils or fossil deposits is their geologic age, typically older than recorded human history and/or older than the middle Holocene Epoch, which dates to circa 5,000 radiocarbon years (Society of Vertebrate Paleontology 2010:11).

Common fossil remains include marine and freshwater mollusk shells; the bones and teeth of fish, amphibians, reptiles, and mammals; leaf imprint assemblages; and petrified wood. Fossil traces, another type of paleontological resource, include internal and external molds (impressions) and casts created by these organisms. These items can serve as important guides to the age of the rocks and sediments in which they are contained and may prove useful in determining the temporal relationships between rock deposits from one area and those from another as well as the timing of geologic events. They can also provide information regarding evolutionary relationships, development trends, and environmental conditions.

Fossil resources generally occur only in areas of sedimentary rock (e.g., sandstone, siltstone, mudstone, claystone, or shale). Because of the infrequency of fossil preservation, fossils, particularly vertebrate fossils, are considered nonrenewable paleontological resources. Occasionally fossils may be exposed at the surface through the process of natural erosion or because of human disturbances; however, they generally lie buried beneath the surficial soils. Thus, the absence of fossils on the surface does not preclude the possibility of their being present within subsurface deposits, while the presence of fossils at the surface is often a good indication that more remains may be found in the subsurface.

SIGNIFICANCE CRITERIA

According to guidelines proposed by Eric Scott and Kathleen Springer (2003) of the San Bernardino County Museum, paleontological resources can be considered to be of significant scientific interest if they meet one or more of the following criteria:

1. The fossils provide information on the evolutionary relationships and developmental trends exhibited 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 the interactions between paleobotanical and paleozoological biotas;
4. The fossils demonstrate unusual or spectacular circumstances in the history of life; and/or
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.

PALEONTOLOGICAL SENSITIVITY

The fossil record is unpredictable, and the preservation of organic remains is rare, requiring a particular sequence of events involving physical and biological factors. Skeletal tissue with a high percentage of mineral matter is the most readily preserved within the fossil record; soft tissues not intimately connected with the skeletal parts, however, are the least likely to be preserved (Raup and Stanley 1978). For this reason, the fossil record contains a biased selection not only of the types of organisms preserved but also of certain parts of the organisms themselves. As a consequence, paleontologists are unable to know with certainty, the quantity of fossils or the quality of their preservation that might be present within any given geologic unit.

Sedimentary units that are paleontologically sensitive are those geologic units (mappable rock formations) with a high potential to contain significant nonrenewable paleontological resources. More specifically, these are geologic units within which vertebrate fossils or significant invertebrate fossils have been determined by previous studies to be present or are likely to be present. These units include, but are not limited to, sedimentary formations that contain significant paleontological resources anywhere within their geographical extent as well as sedimentary rock units temporally or lithologically amenable to the preservation of fossils.

A geologic formation is defined as a stratigraphic unit identified by its lithic characteristics (e.g., grain size, texture, color, and mineral content) and stratigraphic position. There is a direct relationship between fossils and the geologic formations within which they are enclosed and, with sufficient knowledge of the geology and stratigraphy of a particular area, it is possible for paleontologists to reasonably determine the formation's potential to contain significant nonrenewable vertebrate, invertebrate, marine, or plant fossil remains.

The paleontological sensitivity for a geologic formation is determined by the potential for that formation to produce significant nonrenewable fossils. This determination is based on what fossil resources the particular geologic formation has produced in the past at other nearby locations. Determinations of paleontologic sensitivity must consider not only the potential for yielding vertebrate fossils but also the potential of yielding a few significant fossils that may provide new and significant taxonomic, phylogenetic, and/or stratigraphic data.

The Society of Vertebrate Paleontology issued a set of standard guidelines intended to assist paleontologists to assess and mitigate any adverse effects/impacts to nonrenewable paleontological resources. The guidelines defined four categories of paleontological sensitivity for geologic units that might be impacted by a proposed project, as listed below (Society of Vertebrate Paleontology 2010:1-2):

- **High Potential**: Rock units from which vertebrate or significant invertebrate, plant, or trace fossils have been recovered.
- **Undetermined Potential**: Rock units for which little information is available concerning their paleontological content, geologic age, and depositional environment.
- **Low Potential**: Rock units that are poorly represented by fossil specimens in institutional collections, or based on general scientific consensus only preserve fossils in rare circumstances.
- **No Potential**: Rock units that have no potential to contain significant paleontological resources, such as high-grade metamorphic rocks and plutonic igneous rocks.

SETTING

The proposed project is located in the northern portion of the Peninsular Ranges province, which is bounded on the north by the Transverse Ranges province, on the northeast by the Colorado Desert province, and on the west by the Pacific Ocean (Jenkins 1980:40-41; Harms 1996:150). More specifically, the project area lies within the Santa Ana River Valley portion of the Peninsular Ranges province, a structurally depressed trough filled with sediments of Miocene through Recent age (Clarke 1978-1979:15).

The Santa Ana River Valley is one of the many tectonically controlled valleys within the valley-and-ridge systems found in the Perris Block. Defined by English (1926) as a region between the San Jacinto and Elsinore-Chino fault zones, the Perris Block is bounded on the north by the Cucamonga (San Gabriel) Fault and on the south by a vaguely delineated boundary near the southern end of the Temecula Valley. This structural block is considered to have been active since Pliocene time (Woodford et al. 1971:3421). The Pliocene- and Pleistocene-age non-marine sedimentary rocks filling the valley areas have produced a few vertebrate fossils, as well as a few invertebrate fossil remains (Mann 1955:13).

The L-shaped project area is situated on the western edge of the Eastvale city limits, wrapping around the northern and eastern sides of a formerly rural residential property at the northeastern corner of Hellman Avenue and Walters Street. It is surrounded by suburban residential neighborhoods on the west, north, and east, with the Rondo Elementary School of Discovery across Walters Street to the south. Elevations within the project boundaries range approximately from 573 feet to 582 feet above mean sea level, and the terrain is relatively level with a slight incline towards the north. Vegetation observed on the property includes grasses throughout, with large California pepper trees in the center of the project area. Also present on the property are several debris mounds with various types of domestic refuse (Figure 4).



Figure 4. Overview of the project area, view to the north. (Photograph taken on December 17, 2025)

METHODS AND PROCEDURES

RECORDS SEARCH

On December 3, 2025, CRM TECH requested paleontological records searches on this property from the San Bernardino County Museum (SBCM) in Redlands and the Western Science Center (WSC) in Hemet. These institutions maintain files of regional paleontological localities as well as supporting maps and documents. The records search results are used to identify known previously performed paleontological resource assessments as well as known paleontological localities within a one-mile radius of the project area. The SBCM provided the records search results in a letter dated January 9, 2026, but the WSC was unable to process the records search request in time. A copy of the records search results from the SBCM is attached to this report in Appendix 2.

LITERATURE REVIEW

In conjunction with the records searches, CRM TECH report writer Elizabeth Beckner reviewed geological literature pertaining to the project vicinity under the direction of principal paleontologist Ron C. Schmidtling. Sources consulted during this part of the research include primarily topographic, geologic, and soil maps and historical aerial/satellite photographs of the surrounding region, published geologic literature pertaining to the project location, and other materials in the CRM TECH library, including unpublished reports produced during similar surveys on nearby properties.

FIELD SURVEY

On December 17, 2025, CRM TECH paleontological surveyor Melissa Portilla carried out the field survey of the project area under Ron Schmidtling's direction. The survey was completed by walking a series of parallel east-west transects spaced 15 meters (approximately 50 feet) apart. In this way, the ground surface in the entire project area was systematically and carefully examined to determine the soil types, to verify the geological formations, and to look for any indications of paleontological remains. Visibility of the native soils was poor (0-5%) in most of the project area because the ground was obscured by dense vegetation. In the areas with some exposed soils, mainly underneath the trees, visibility was fair (5-10%), although much of the ground was covered in a layer of dead vegetation. Considering the history of past disturbances to the ground surface within the project area, the level of visibility was deemed to be acceptable for the purpose of this study.

RESULTS AND FINDINGS

RECORDS SEARCH

The paleontological resources records search by the SBCM identified no known vertebrate paleontological localities within the project area. However, the SBCM reported four fossil localities that produced fossils of *Bison* sp. and Camelidae less than half a mile northeast of the project location (Kottkamp 2026; see Appendix 2). According to the SBCM, all four localities are assigned to *Qoa*, or "fluvial, mottled, brown-green silty clay or green-brown clayed sand," while the surface sediments within the majority of the project area consist of Qyf_a, or "young alluvial fan deposits of

early Holocene and late Pleistocene age (*ibid.*). Older alluvial deposits occur nearby and may underlie the Qyf_a surface sediments found within the project area (*ibid.*). The SBCM did not offer recommendations regarding the proposed project but noted that "Pleistocene age sediments commonly underlie surface deposits by 5 feet or less in northwestern Riverside County and are often fossiliferous" (*ibid.*).

LITERATURE REVIEW

Rogers (1965) maps the surface geology at the project location *Qal* (alluvium of Recent age). Knecht (1971:Map Sheet 22) maps the surface soil within the project area as *Ce* (Chino silt loam, drained). Morton and Gray (2002) map the surface geology as Qyf_a, described as young alluvial fan deposits from the Holocene and late Pleistocene that are "gray-hued sand and cobble- and gravel-sand deposits derived from lithic diverse sedimentary units" (Figure 5). Morton and Miller (2006) map the surface geology in the project area as Qyf_{3a}, young alluvial-fan deposits from Unit 3 that date to the middle Holocene and is defined as "slightly to moderately consolidated silt, sand, and coarse-grained sand to bouldery alluvial-fan deposits having slightly to moderately dissected surfaces."

Historical aerial and satellite photographs indicate that land use in the project vicinity was dominated by agriculture, with cultivated fields and orchards occupying most of the land, until the post-WWII era (NETR 1938-1980). The project area evidently remains undeveloped until 1980, when the southeastern portion of the property was graded and a metal holding pen was constructed along Walters Street (NETR 1980). By 1985, the majority of the project area had been graded (NETR 1985). A building was constructed on the property during the 1990s but was removed in recent years, while the rest of the land was used for the storage of large trucks and shipping containers (NETR 1994-2022; Google Earth 2023-2025).

FIELD SURVEY

The field survey yielded negative findings for potential paleontological resources, and no surficial indications of any fossil remains were observed within or adjacent to the project area. Field observations confirmed that the ground surface in the project area has been extensively disturbed by past development since the 1980s. Today, it is littered with piles of debris and refuse, with some remnants of the development still present, such as the holding pen, a ramp, an asphalt drive, and a concrete walkway.

CONCLUSION AND RECOMMENDATIONS

CEQA guidelines (Title 14 CCR App. G, Sec. V(c)) require that public agencies in the State of California determine whether a proposed project would "directly or indirectly destroy a unique paleontological resource" during the environmental review process. The present study, conducted in compliance with this provision, is designed to identify any significant, nonrenewable paleontological resources that may exist within or adjacent to the project area and to assess the possibility for such resources to be encountered in future excavation and construction activities.

In summary of the research results outlined above, the surface sediments in the project area are relatively recent in age and have been extensively disturbed over the past few decades. Therefore,

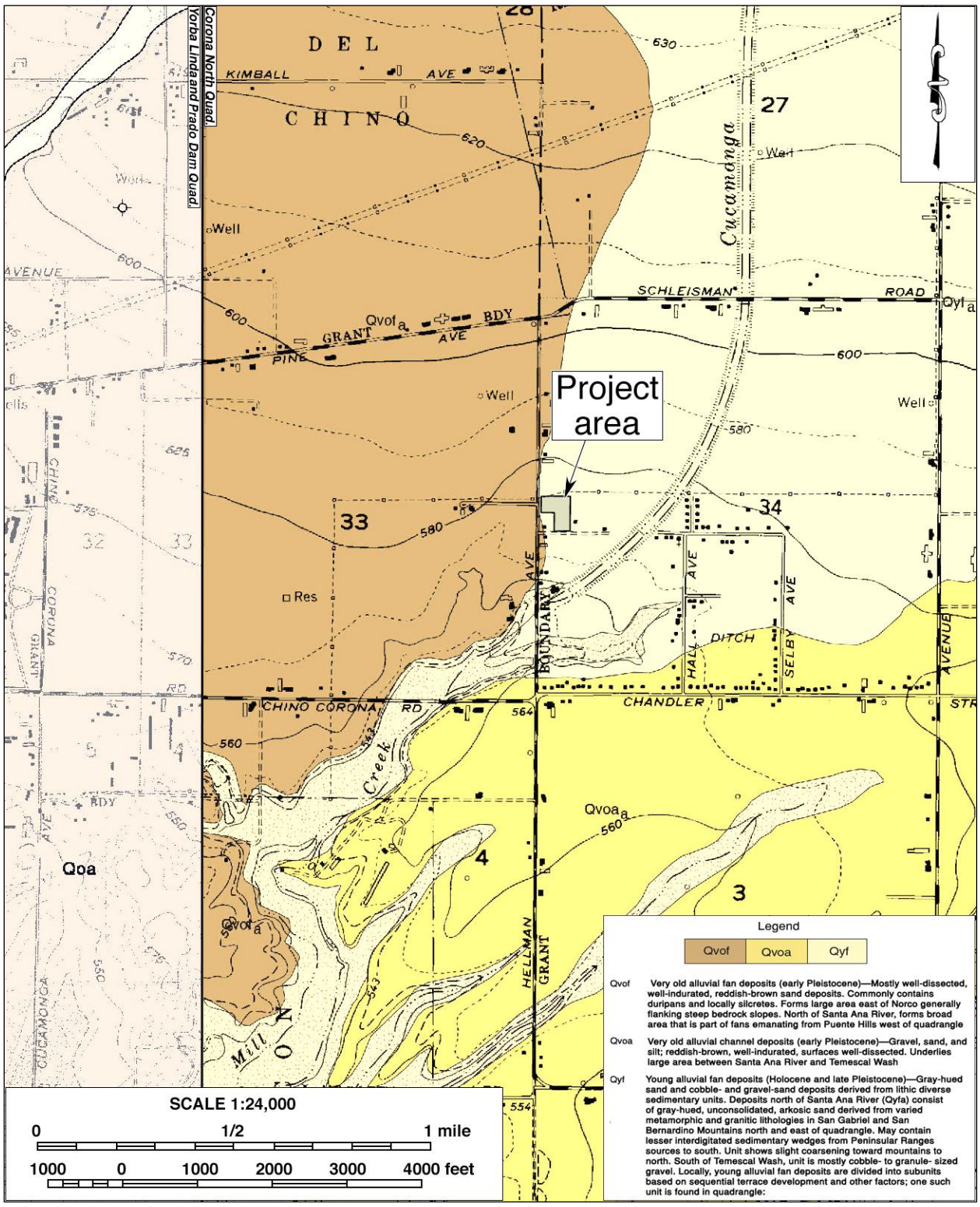


Figure 5. Geologic map of the project area. Based on Morton and Gray 2002 and Dibblee 2001.

they are considered to be low in potential for significant nonrenewable paleontological resources. However, the surface sediments likely overlie older alluvial deposits of Pleistocene age, which are high in paleontological sensitivity. While no vertebrate fossil localities have been identified in the immediate vicinity of the project area, fossil remains have been recovered nearby from the alluvium and rock sequences that also occur subsurface in and around the project area.

Based on these findings, CRM TECH recommends that a paleontological resource impact mitigation program be developed and implemented during the project to prevent project impact on significant, nonrenewable paleontological resources or reduce such impact to a level less than significant. As the primary component of the mitigation program, paleontological monitoring should be required during all earth-moving operations in sediments identified as likely to contain fossil remains. The mitigation program should be developed in accordance with the provisions of CEQA as well as the proposed guidelines of the Society of Vertebrate Paleontology (2010), and should include but not be limited to the following components:

- Earth-moving operations reaching beyond the depth of two feet should be monitored by a qualified paleontological monitor. The monitor should be prepared to quickly salvage fossils as they are unearthed to avoid construction delays and should collect samples of sediments that are likely to contain fossil remains of small vertebrates or in vertebrates. However, the monitor must have the power to temporarily halt or divert grading equipment to allow for the removal of abundant or large specimens.
- Collected samples of sediment should be processed to recover small fossils, and all recovered specimens should be identified and curated at a repository with permanent retrievable storage.
- A report of findings, including an itemized inventory of recovered specimens, should be prepared upon completion of the procedures outlined above. The report should include a discussion of the significance of the paleontological findings, if any. The report and the inventory, when submitted to the City of Eastvale, would signify completion of the program to mitigate potential impacts on paleontological resources.

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APPENDIX 1:
PERSONNEL QUALIFICATIONS

PRINCIPAL PALEONTOLOGIST
Ron Schmidtling, M.S.

Education

1995	M.S., Geology, University of California, Los Angeles.
1991	Pasadena City College, Pasadena, California.
1985	B.A., Archaeology, Paleontology, Ancient Folklore, and Art History, University of Southern Mississippi, Hattiesburg.

Professional Experience:

2020-	Principal Paleontologist, CRM TECH, Colton, California.
2014-	Instructor of Earth Science, History of Life, Ecology, and Evolutionary Biology, Columbia College Hollywood, Reseda, California.
2013, 2015	Volunteer, excavation of a camarasaur and a diplodocid in southern Utah, Natural History Museum of Los Angeles County, California.
1993-2014	Consultant, Getty Conservation Institute, Brentwood, California. • Geological Consultant on the Renaissance Bronze Project, characterizing constituents of bronze core material; • Paleontological Consultant for Antiquities/Conservation, identifying the foraminifera and mineral constituents of a limestone torso of Aphrodite; • Scientific Consultant on the Brentwood Site Building Project, testing building materials for their suitability in the museum galleries.
1999-2001	Archaeological and Paleontological Monitor, Michael Brandman Associates, Irvine, California.
1997	Department of Archaeology, University of California, Los Angeles.
1994	Scientific Illustrator and Teaching Assistant, Department of Earth and Space Sciences and Department of Biological Sciences, University of California, Los Angeles.

Memberships

AAPS (Association of Applied Paleontological Sciences), USA; CSEOL (Center for the Study of Evolution and the Origin of Life), Department of Earth Sciences, University of California, Los Angeles.

Publications and Reports

Author, co-author, and contributor on numerous paleontological publications and paleontological resource management reports.

REPORT WRITER
Elizabeth L. Beckner, Ph.D.

Education

2024	Ph.D., Anthropology, University of California, Riverside.
2017	M.A., Anthropology, University of California, Riverside.
2016	B.A., Anthropology, University of California, Riverside.
2014	A.A., Anthropology, Chaffey College, Rancho Cucamonga, California.

Professional Experience

2025-	Project Archaeologist/Report Writer, CRM TECH, Colton, California.
2025	Lecturer, California State University, San Bernardino.
2019-	Adjunct Instructor, Chaffey College, Rancho Cucamonga, California.
2019	Archaeologist, Dudek, Pasadena, California
2017-2019	Teaching Assistant, University of California, Riverside.
2018	Archaeologist, Proyecto Sacbé Cobá-Yaxuna (Sacbé Cobá-Yaxuna Project), Cobá, Quintana Roo, Mexico.
2016-2017	Field Assistant, Proyecto de Interacción Política del Centro de Yucatán (Political Interaction Project of Central Yucatan), Yaxuna, Yucatan, Mexico.
2015-2017	Information Officer, Eastern Information Center, Riverside, California.

PALEONTOLOGICAL SURVEYOR
Melissa A. Portilla, B.A.

Education

2023	A.A. (*cum laude*), Anthropology, Fullerton College.
2019	B.A., Ancient History: Classics, University of Hawaii, Manoa.

- Cross-trained in paleontological field procedures and identifications by CRM TECH Principal Geologist/Paleontologist Ron Schmidtling.

Professional Experience

2023-	Project Archaeologist/Paleontological Surveyor, CRM TECH, Colton, California.
2023-2024	Project Archaeologist, Psomas, Pasadena, California.
2020	Collections Assistant, Museum of Us, San Diego, California.

APPENDIX 2

RECORDS SEARCH RESULTS

2024 Orange Tree Lane, Redlands, California 92374 | Phone: 909.798.8608
www.SBCounty.gov

SAN BERNARDINO COUNTY

Museum
Division of Earth Science

David Myers
Director

Scott Kottkamp
Curator of Earth Science

January 9th, 2026

CRM Tech
Attn: Nina Gallardo
1016 E. Cooley Drive, Suite A/B
Colton, CA 92324

PALEONTOLOGY RECORDS REVIEW for proposed site of proposed Eastvale 3 Project (CRM Tech no. 4355P), Riverside County, California

Dear Ms. Gallardo,

The Division of Earth Science of the San Bernardino County Museum (SBCM) has completed a record search for the above-named project in Riverside County, California. The proposed project site (Eastvale 3) is in the city of Eastvale, California as shown on the United States Geological Survey (USGS) 7.5-minute Corona North, California quadrangle.

Geologic mapping of that region done by Morton et al. (2002) indicates that most of the project area occurs atop young alluvial fan deposits of early Holocene and late Pleistocene age (Qyf_a). These deposits consist of gray-hued, unconsolidated, and arkosic sand, likely derived from the San Gabriel and San Bernardino Mountains given the project site is north of the Santa Ana River (Morton et al., 2002). Older alluvial units, such as Qof and Qvof, occur at the surface near the project area and may underlie Qyf_a. Pleistocene age sediments commonly underlie surface deposits by 5 feet or less in northwestern Riverside County and are often fossiliferous (Reynolds and Reynolds, 1991). Such older alluvial deposits have yielded the remains of †*Mammut*, †*Mammuthus*, †*Smilodon*, Camelidae, Equus, Bison, and ground sloths, as well as microfossils including rodents, lagomorphs, and mollusks (Reynolds and Reynolds, 1991).

For this review, I conducted a search of the Regional Paleontological Locality Inventory (RPLI) at the SBCM. The results of this search indicate that four SBCM paleontological localities

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Col. Paul Cook (Ret.) First District | Jesse Armendarez Second District | Dawn Rowe Chairman, Third District | Curt Hagman Fourth District | Joe Baca, Jr Vice Chair, Fifth District
Luther Snoke Chief Executive Officer

are present within a 1-mile radius of the project area's perimeter. All four, SBCM 5.5.55 – 58, are in a cluster 0.35 – 0.40 miles northeast of the project site. All four localities occur within fluvial, mottled, brown-green silty clay or green-brown clayey sand, assigned to Qoa. Fossils of *Bison* sp. and Camelidae were collected at these localities, along with sediment samples. These fossils are currently reposited at the Natural History Museum of Los Angeles County, not SBCM.

This records search covers only the paleontological records of the San Bernardino County Museum. It is not intended to be a thorough paleontological survey of the proposed project area covering other institutional records, a literature survey, or any potential on-site survey.

Please do not hesitate to contact us with any further questions that you may have.

Sincerely,

Scott Kottkamp

Scott Kottkamp, Curator of Earth Science
Division of Earth Science
San Bernardino County Museum

Literature Cited

Morton, D.M., Gray, C.H., Bovard, K.R., and Dawson, M. 2002. Geologic map of the Corona North 7.5' quadrangle, Riverside and San Bernardino Counties, California. US Geological Survey. Open-File Report OF-2002-22. Scale 1:24,000.
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Michael Baker
INTERNATIONAL

APPENDIX F
PHASE I ESA

Stantec

7500 Hellman Avenue
Eastvale, California 92880

Phase I Environmental Site Assessment

May 1, 2025

Prepared for:

Warmington Residential
3090 Pullman Street
Costa Mesa, California 92626

Prepared by:

Stantec Consulting Services Inc.
735 East Carnegie Drive, Suite 280
San Bernardino, California 92408

Project No.: 185806936

Sign-off Sheet and Signatures of Environmental Professionals

This document entitled Phase I Environmental Site Assessment (Report) was prepared by Stantec Consulting Services Inc. (“Stantec”) for the account of Warmington Residential (the “Client”). The conclusions in the Report are Stantec’s professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient’s own risk.

Stantec has assumed all information received from the “Client” and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Report is intended solely for use by the Client in accordance with Stantec’s contract with the Client. While the Report may be provided to applicable authorities having jurisdiction and others for whom the Client is responsible, Stantec does not warrant the services to any third party. The report may not be relied upon by any other party without the express written consent of Stantec, which may be withheld at Stantec’s discretion.

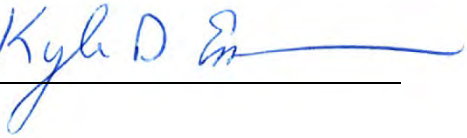
I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in § 312.10 of Title 40 of the Code of Federal Regulations, Part 312, (40 CFR 312). I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the property. I have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Author: 

Jennifer Alvarado
Associate Scientist

Quality Reviewer: 

Alicia Jansen
Senior Scientist

Independent Reviewer: 

Kyle D. Emerson, C.E.G.
Managing Principal

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Abbreviations

AAI	All Appropriate Inquiries
AP	Alquist-Priolo
APN	Assessor's Parcel Number
AST	Aboveground Storage Tank
ASTM	ASTM International
AUL	Activity Use Limitation
BER	Business Environmental Risk
Bgs	Below Ground Surface
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CFR	Code of Federal Regulation
CREC	Controlled Recognized Environmental Conditions
EP	Environmental Professional
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
DTSC	Department of Toxic Substances Control
ft amsl	Feet above mean sea level
HREC	Historical Recognized Environmental Conditions
LUST	Leaking Underground Storage Tank
PCBs	Polychlorinated Biphenyls
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Conditions
SVOC	Semi-Volatile Organic Compounds
USDA-NRCS	United States Department of Agriculture-Natural Resources Conservation Service
USGS	United States Geological Survey
UST	Underground Storage Tank
VEC	Vapor Encroachment Condition
VES	Vapor Encroachment Screen
VOCs	Volatile Organic Compounds

1.0 EXECUTIVE SUMMARY

Stantec Consulting Services Inc. (Stantec) has completed a Phase I Environmental Site Assessment (ESA) report of the property associated with Assessor's Parcel Numbers (APNs) 144-070-016; 144-070-017; 144-070-018; and 144-070-020, located at 7500 Hellman Avenue, northeast of the intersection of Hellman Avenue and Walters Street, Eastvale, Riverside County, California 92880 (the "Subject Property"), on behalf of Warmington Residential (the "Client"). The work was performed according to Stantec's proposal and terms and conditions dated April 7, 2025. Warmington Residential (the "User") has been designated as the User of this report. The intended use of this Phase I ESA is for due diligence in support of potential redevelopment.

The Phase I ESA was conducted in conformance with the requirements of ASTM International (ASTM) Designation E1527-21, and All Appropriate Inquiries (AAI) as defined by the United States Environmental Protection Agency (EPA) in Title 40 of the Code of Federal Regulations, Part 312 (40 CFR 312), except as may have been modified by the scope of work, and terms and conditions, requested by the Client. Any exceptions to, or deletions from, the ASTM or AAI practice are described in Section 2.3.

The Subject Property consists of approximately 3.2 acres of land associated with APNs 144-070-016; 144-070-017; 144-070-018; and 144-070-020, located at 7500 Hellman Avenue, northeast of the intersection of Hellman Avenue and Walters Street, Eastvale, Riverside County, California 92880. The Subject Property is currently vacant land. Adjoining properties, as well as the nearby area, include a concrete drainage channel to the north followed by residential structures; residential structures to the east and west; and an elementary school to the south. A Subject Property Location Map is provided as Figure 1. A Subject Property Vicinity Map illustrating the main features of the Subject Property and vicinity is provided as Figure 2. Photographs taken during the site reconnaissance visit are provided in Appendix A.

Based on review of historical sources including aerial photographs and city directory listings, the Subject Property was formerly utilized for livestock holding and a storage area of the trucks and trailers used in the transportation of livestock. During the site reconnaissance, a former cattle pen was observed in the southern portion of the Subject Property along Walters Avenue. Based on the historic aerial photographs and public record the property does not appear to have been used as a dairy or for any holding of cows and no signs of significant quantities of animal waste was observed. However, debris piles with various household debris, used tires, and building demolition waste were also observed in the center of the Subject Property.

As discussed in the following text in section 4.2.2 Rondo Elementary School south-southwest of the subject Property was a former dairy. An assessment of that property did not identify methane related to the former dairy's operations. The Department of Toxic Substances Control (DTSC) oversaw the assessment of that property and determined that no issues exist to affect the development of the property into a school. There does not appear that any neighboring properties or the history of the subject Site would draw concern for the presence of methane that would affect the residential development of this Property.

Additionally, during the site reconnaissance, an irrigation well was observed in the northern portion of the Subject Property. The presence of an irrigation well is not considered an environmental concern to the

Subject Property, however, if the well is not going to be used in the future it should be decommissioned in accordance with applicable regulatory requirements before grading activities occur.

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-21 of the Subject Property. Any exceptions to, or deletions from, this practice are described Section 2.3 of this report. This assessment has revealed no recognized environmental conditions (RECs), Controlled RECs (CRECs), or significant data gaps in connection with the Subject Property. No further investigation appears to be warranted at this time.

This assessment has revealed the following items of note in connection with the Subject Property:

- Debris piles with various household debris, used tires, and building demolition waste were also observed in the center of the Subject Property. The discarded building materials should be tested for the presence of asbestos-containing materials (ACMs) before off-site disposal in accordance with applicable federal and local regulations.

- Additionally, during the site reconnaissance, an irrigation well was observed in the northern portion of the Subject Property. The presence of an irrigation well is not considered an environmental concern to the Subject Property, however, if the well is not going to be used in the future it should be decommissioned in accordance with applicable regulatory requirements before grading activities occur.

2.0 INTRODUCTION

The objective of this Phase I ESA was to perform AAI into the past ownership and uses of the Subject Property consistent with good commercial or customary practice as outlined by ASTM International (ASTM) in "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process," Designation E1527-21. "All Appropriate Inquiries" is the process for evaluating a property's environmental conditions for the purpose of qualifying for landowner liability protections under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) following final rule of Part 312 of Title 40, Code of Federal Regulations (40 CFR Part 312). The purpose of this Phase I ESA was to identify, to the extent feasible, adverse environmental conditions including recognized environmental conditions ("RECs") of the Subject Property.

The ASTM E1527-21 standard indicates that the goal of the Phase I ESA is to identify RECs, as well as historical recognized environmental conditions ("HRECs") and controlled recognized environmental conditions ("CRECs") that may exist at a property. The term "recognized environmental conditions" is defined as:

1) the presence of hazardous substances or petroleum products in, on, or at the Subject Property due to a release to the environment;

2) the likely presence of hazardous substances or petroleum products in, on, or at the Subject Property due to a release or likely release to the environment; or

3) the presence of hazardous substances or petroleum products in, on, or at the Subject Property under conditions that pose a material threat of a future release to the environment.

ASTM defines a "HREC" as a previous release of hazardous substances or petroleum products affecting the Subject Property that has been addressed to the satisfaction of the applicable regulatory authority and meets current unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., activity and use limitations or other property use limitations). A HREC is not considered a REC.

ASTM defines a "CREC" as a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), but with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., activity and use limitations, institutional controls, or engineering controls).

As defined by ASTM, RECs can include hazardous substances or petroleum products present under conditions in compliance with laws if that presence represents a material threat of future release. The release of hazardous substances or petroleum products is, however, not a REC if that presence is a *de minimis* condition. *De minimis* conditions are minor releases that generally do not present a material risk to human health and would not likely be subject to enforcement action if brought to the attention of governmental agencies. ASTM also considers the potential for a business environmental risk (BER),

defined as a risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of the Subject Property, not necessarily limited to those environmental issues required to be investigated by the ASTM standard. Consideration of BERs may involve addressing one or more ASTM non-scope considerations.

This Phase I ESA was conducted in accordance with our proposal to Warmington Residential dated April 7, 2025. The scope of work conducted during this Phase I ESA consisted of a visual reconnaissance of the Subject Property, interviews with key individuals, and review of reasonably ascertainable documents. The scope of work did not include an assessment for environmental regulatory compliance of any facility ever operated at the Subject Property (past or present), or sampling and analyzing of environmental media. Stantec was not contracted to perform an independent evaluation of the purchase or lease price of the Subject Property and its relationship to current fair market value. The conclusions presented in this Phase I ESA report are professional opinions based on data described herein. The opinions are subject to the limitations described in Section 2.3.

ASTM E1527-21 notes that the availability of record information varies from source to source. The User or Environmental Professional (EP) is not obligated to identify, obtain, or review every possible source that might exist with respect to a property. Instead, ASTM identifies record information that is reasonably ascertainable from standard sources. “Reasonably ascertainable” means:

1. Information that is publicly available;
2. Information that is obtainable from its source within reasonable time and cost constraints; and
3. Information that is practicably reviewable.

2.1 SUBJECT PROPERTY DESCRIPTION

The Subject Property consists of approximately 3.2 acres of land associated with APNs 144-070-016; 144-070-017; 144-070-018; and 144-070-020, located at 7500 Hellman Avenue, northeast of the intersection of Hellman Avenue and Walters Street, Eastvale, Riverside County, California 92880. The Subject Property is currently vacant land. Adjoining properties, as well as the nearby area, include a concrete drainage channel to the north followed by residential structures; residential structures to the east and west; and an elementary school to the south. A Subject Property Location Map is provided as Figure 1. A Subject Property Vicinity Map illustrating the main features of the Subject Property and vicinity is provided as Figure 2. Photographs taken during the site reconnaissance visit are provided in Appendix A.

The Subject Property Owner is identified as Eastvale Ventures Inc.

2.2 SPECIAL TERMS, CONDITIONS, AND ADDITIONAL ASSUMPTIONS

There were no special terms, conditions, or additional assumptions associated with this Phase I ESA.

2.3 EXCEPTIONS AND LIMITING CONDITIONS

This report documents work that was performed in accordance with generally accepted professional standards at the time and location in which the services were provided and given the schedule and budget constraints established by the client. No other representations, warranties, or guarantees are made concerning the accuracy or completeness of the data or conclusions contained within this report, including no assurance that this work has uncovered all potential and actual liabilities and conditions associated with the Subject Property.

This report provides an evaluation of selected environmental conditions associated with the Subject Property that was assessed at the time the work was conducted and is based on information obtained by and/or provided to Stantec at that time. There are no assurances regarding the accuracy and completeness of this information received from others.

Conclusions made within this report consist of Stantec's professional opinion as of the time of the writing of this report and are based solely on the scope of work described in the report, the limited data available, and the results of the work. They are not a certification of the Subject Property's environmental condition.

Stantec did not obtain historical records that document the property history in 5-year intervals, and this resulted in data gaps. Although this represents data gaps, these data gaps are not considered to impact the EPs ability to identify RECs unless stated as such. Based on the information obtained during the course of this ESA and general knowledge of development at and near the Subject Property, the absence of this information did not affect the ability of the EPs to identify RECs, HRECs, CRECs, or *de minimis* conditions.

This report has been prepared for the exclusive use of the client identified herein and any use of or reliance on this report by any third party is prohibited, except as may be consented to in writing by Stantec or as required by law. The provision of any such consent is at Stantec's sole and unfettered discretion and will only be authorized pursuant to the conditions of Stantec's standard form reliance letter. Stantec assumes no responsibility for losses, damages, liabilities, or claims, howsoever arising, from third party use of this report.

Project Specific limiting conditions are provided in Section 2.2.

The locations of any utilities, buildings and structures, and property boundaries illustrated in or described within this report, if any, including pole lines, conduits, water mains, sewers and other surface or sub-surface utilities and structures, are not guaranteed. Before starting site work, the exact location of all such utilities and structures must be confirmed by the client and the party performing the work, and Stantec assumes no liability resulting from damage to such utilities and structures.

The conclusions are based on the conditions encountered at the Subject Property by Stantec at the time the work was conducted. Accordingly, additional studies and actions may be required.

As the purpose of this report is to identify Subject Property conditions which may pose an environmental risk; the identification of non-environmental risks to structures or people on the Subject Property is beyond the scope of this assessment.

The findings, observations, and conclusions expressed by Stantec in this report are not an opinion concerning the compliance of any past or present owner or operator of the Subject Property which is the subject of this report with any Federal, state, provincial or local law or regulation.

This report presents professional opinions and findings of a scientific and technical nature. It does not and shall not be construed to offer a legal opinion or representations as to the requirements of, nor compliance with, environmental laws, rules, regulations, or policies of Federal, state, provincial or local governmental agencies.

Stantec specifically disclaims any responsibility to update the conclusions in this report if new or different information later becomes available or if the conditions or activities on the property subsequently change.

2.4 PERSONNEL QUALIFICATIONS

This Phase I ESA was conducted by, or under the supervision of, an individual that meets the ASTM definition of an EP. The credentials of the EP and other key Stantec personnel involved in conducting this Phase I ESA are provided in Appendix B.

3.0 USER-PROVIDED INFORMATION

ASTM E1527-21 describe responsibilities of the User to complete certain tasks in connection with the performance of "All Appropriate Inquiries" into the Subject Property. The ASTM standard requires that the EP request information from the User on the results of those tasks because that information can assist in the identification of RECs, CRECs, HRECs, or *de minimis* conditions in connection with the Subject Property. Towards that end, Stantec requested that the User provide the following documents and information:

Description of Information	Provided (Yes / No)	Description and/or Key Findings
User Questionnaire and/or Interview	Yes	The User Questionnaire was completed by Bret Ilich, Project Manager with Warmington Residential, on April 22, 2025. Mr. Ilich was not aware of any environmental concerns associated with the Subject Property.
Environmental Liens or Activity and Use Limitations (AUL)	N/A	No environmental liens and/or activity and use limitations were identified in the Preliminary Title Reports provided by First American Title Company dated February 28, 2025.
Previous Environmental Permits or Reports Provided by User	No	None provided.
Purpose of the Phase I ESA	Yes	The intended use of the Phase I ESA is for redevelopment.

User-provided documents are provided in Appendix C.

4.0 RECORDS REVIEW

The objective of consulting historical sources of information is to develop the history of the Subject Property and surrounding area and evaluate if past uses may have resulted in RECs. Physical setting records are evaluated to determine if the physical setting may have contributed to adverse environmental conditions in connection with the Subject Property. During the review of historical records, Stantec attempted to identify uses of the Subject Property from the present to the first developed use of the Subject Property. Stantec's research included the reasonably ascertainable and useful records described in this section.

4.1 PHYSICAL SETTING

A summary of the physical setting of the Subject Property is provided in the table below with additional details in the following subsections:

Topography:	According to the United States Geologic Survey (USGS) Corona North topographic map provided in the Environmental Data Resources Inc. (EDR) Physical Setting Source Addendum (Appendix D), the topographic gradient in the vicinity of the Subject Property is to the south-southeast and the Subject Property is located at approximately 576 feet above mean sea level (ft. amsl).
Soil/Bedrock Data:	The United States Department of Agriculture – Natural Resources Conservation Service (USDA-NRCS), Web Soil Survey identifies the soils beneath the Subject Property as: • Chino silt loam, with well-drained soil with moderately coarse textures. A typical soil profile is comprised of fine grained silty-clay (0-59 inches).
Estimated Depth to Groundwater/ Estimated Direction of Gradient:	Site specific groundwater investigations were not conducted during this ESA; however, according to a 2012 groundwater monitoring report for a site located approximately two miles southeast of the Subject Property, groundwater in the vicinity is approximately 23-28 feet below ground surface (bgs) with a flow direction to the south southeast.
NOTE: Site-specific groundwater flow direction and depth can only be determined by conducting site-specific testing, which Stantec has not conducted.	

4.1.1 Subject Property Topography and Surface Water Flow

The Subject Property is located at an elevation of approximately 576 ft amsl. Based on the topography and existing surface conditions, general surface water flow is to the south-southeast.

4.1.2 Regional and Subject Property Geology

The Subject Property is located with the Upper Santa Ana Valley Groundwater Basin, Chino Subbasin (8-002.01). The Chino Subbasin is bound by the Rialto-Colton Fault to the east; the Jurupa Mountains to the southeast; the Puente Hills and Chino Fault to the south; the San Jose Fault to the northwest; and the San Gabriel Mountains and Cucamonga Fault to the north. Surface water drains south via San Antonio Creek and Cucamonga Creek towards Santa Ana River. Several of the faults create groundwater barriers which in turn generate changes in ground water elevations throughout the subbasin. Water-bearing formations within the subbasin are Holocene and Upper Pleistocene alluvium. The total groundwater storage capacity in the subbasin is approximately 18,300,000 acre-feet (DWR, 2003).

According to California DOC Earthquake Zone Map (Department of Conservation Map Server (ca.gov)), the Subject Property is not located within an Alquist-Priolo (AP) Earthquake Fault Zone boundary. The nearest fault is located approximately four miles to the west of the Subject Property.

4.1.3 Regional and Subject Property Hydrogeology

The Subject Property is located with the Upper Santa Ana Valley Groundwater Basin, Chino Subbasin (8-002.01). Several faults that lie within the subbasin create groundwater barriers which in turn generate changes in ground water elevations throughout the subbasin. Water-bearing formations within the subbasin are Holocene and Upper Pleistocene alluvium. The total groundwater storage capacity in the subbasin is approximately 18,300,000 acre-feet (DWR, 2003).

Site specific groundwater investigations were not conducted during this ESA; however, according to a 2012 groundwater monitoring report for a site located approximately two miles southeast of the Subject Property, groundwater in the vicinity is approximately 23-28 feet below ground surface (bgs) with a flow direction to the south-southeast.

4.2 FEDERAL, STATE AND TRIBAL ENVIRONMENTAL RECORDS

A regulatory agency database search report was obtained from EDR, a third-party environmental database search firm. A complete copy of the database search report, including the date the report was prepared, the date the information was last updated, and the definition of databases searched, is provided in Appendix D.

Stantec evaluated the information listed within the database relative to potential impact to the Subject Property, assessing the potential for impacts based in part on the physical setting. As part of this process, inferences have been made regarding the likely groundwater flow direction at or near the Subject Property. As described in 4.1.3, the inferred shallow groundwater flow direction is likely to be to the southeast. Observations about the Subject Property and adjoining properties made during the Subject Property reconnaissance are provided in more detail in Section 5.

4.2.1 Listings for Subject Property

The Subject Property is not listed in the EDR databases.

4.2.2 Listings for Adjoining and Nearby Sites with Potential to Impact Subject Property

Stantec assessed data presented in the environmental agency database search report to evaluate the potential for conditions on adjoining and nearby sites to pose a REC, CREC, or HREC for the Subject Property. The evaluation included an opinion of the potential for contamination by hazardous substances or petroleum products to migrate to the Subject Property from an adjoining or nearby site, including by vapor migration or encroachment (i.e., potential for a vapor encroachment condition [VEC]. ASTM E2600-22 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions (ASTM, 2022) was used as the basis for a Tier I Vapor Encroachment Screen (VES) for the Subject Property. This included evaluation of release sites within 1/10 mile for Petroleum Hydrocarbon releases, and 1/3 mile for volatile and semi-volatile organic compound (VOC, SVOC), plus other potential vapor phase contaminants (such as mercury).

Listed Facility Name/Address	Database Listing	Distance/Direction from Property	REC? (YES / NO)
Rondo Elementary School Southeast Corner of Hellman Avenue and Walters Street Eastvale, CA 92880	ENVIROSTOR; SCHO	Approximately 226 feet to the south-southwest	No
The site had been used as a dairy operation from approximately 1961 to 2004. The dairy included two residences, milking barn and workshop building, cattle enclosure pens and water troughs. The barn was also used for vehicle maintenance and repairs. A Preliminary Environmental Assessment (PEA) was submitted on April 12, 2017, to the California Department of Toxic Substances Control (DTSC). The PEA investigation activities included lead from lead□]based paints, heavy metals associated with stockpiles suspected to have been stored onsite, total petroleum hydrocarbons (TPH) associated with machinery and/or an underground storage tank (UST) that may have been used at the Site, volatile organic compounds (VOCs) associated with fuels and solvents or septic tanks, organochlorine pesticides (OCPs) associated with past farming and pest control activities, and methane from decay of dairy related organic waste that may pose a threat to human health and the environment. Based on review of the PEA, neither a release of hazardous material nor the presence of a naturally occurring hazardous material, which would pose a threat to public health or the environment under unrestricted land use, was indicated at the Site. Therefore, DTSC concurred with the conclusion of the PEA that further environmental investigation of the Site was not required and approved the PEA. Therefore, this site is not considered a REC to the Subject Property.			

The remaining listings in the database search report, including listings of Orphan Sites provided in Appendix D do not constitute a potential REC for the Subject Property.

4.3 LOCAL/REGIONAL ENVIRONMENTAL RECORDS

Stantec checked the following sources to obtain information pertaining to Subject Property use and/or indications of RECs in connection with the Subject Property:

4.3.1 Environmental Health Department

Agency Name Contact Information	Finding
Custodian of Records Riverside County Department of Environmental Health Via online: rivcoeh.org Submitted on April 17, 2025	A written request subject to the Freedom of Information Act (FOIA) was submitted to the Riverside County Department of Environmental Health to review their files regarding the Subject Property. The information requested included file information regarding permits, hazardous materials, waste, complaints, violations, underground or aboveground storage tanks, remedial action, and case closure documentation, or any records that indicate environmental concern at the Subject Property. On April 18, 2025, the agency responded that they have no records for the Subject Property.

4.3.2 Fire Department

Agency Name Contact Information	Findings
Custodian of Records Riverside County Fire Department Via online: rvcfire.org Date Submitted: April 17, 2025	A written request subject to the FOIA was submitted to the County Fire Department to review their files regarding the Subject Property. The information requested included file information regarding permits, hazardous materials, waste, complaints, violations, underground or aboveground storage tanks, remedial action, and case closure documentation, or any records that indicate environmental concern at the Subject Property. On April 18, 2025,the agency responded that they have no records for the Subject Property .

4.3.3 City and County Department Records

Agency Name Contact Information	Findings
Custodian of Records City of Eastvale Date Submitted: April 17, 2025	A written request subject to the FOIA was submitted to the City to review their files regarding the Subject Property. The information requested included file information regarding permits, hazardous materials, waste, complaints, violations, underground or aboveground storage tanks, remedial action, and case closure documentation, or any records that indicate environmental concern at the Subject Property.

Agency Name Contact Information	Findings
	As of the writing of this report, a complete response has not been received from the agency.

4.3.4 State Department Records

Agency Name Contact Information	Finding
Custodian of Records Santa Ana Regional Water Quality Control Board (SARWQCB) Via email: filereview8@waterboards.ca.gov Submitted and accessed on April 17, 2025	Stantec researched Geotracker, the California Regional Water Quality Control Board public database, to evaluate if there are any reported releases at the Subject Property or on adjoining properties. There were no release sites listed for the Subject Property or adjoining properties. Additionally, the SARWQCB responded on April 18, 2025, that they do not have current or historical records for the Subject Property.
Department of Toxic Substances Control (DTSC), Envirostor database Cypress Regional Office Online database: https://www.envirostor.dtsc.ca.gov/public/ Via email: cypressfileroom@dtsc.ca.gov Submitted and accessed on April 17, 2025	Stantec researched Envirostor, the DTSC public database, to evaluate if there are any reported releases at the Subject Property or on adjoining properties. There were no release sites listed for the Subject Property. Additionally, the DTSC responded on April 21, 2025, that they have no current or historical records for the Subject Property.
California Geologic Energy Management (CalGEM) Online database: https://maps.conservation.ca.gov/doggr/wellfinder Accessed: April 17, 2025	The California Department of Conservation Geologic Energy Management Division (CalGEM) database was searched to identify the potential existence of oil and gas production wells within the vicinity of the Subject Property. No oil or gas wells were located within the Subject Property boundaries. The closest well is located approximately ½ mile to the south and is listed as dry plugged hole (API 0406500131). No releases are reported for this well. This well is not expected to represent an environmental concern for the Subject Property.

4.4 HISTORICAL RECORDS REVIEW

4.4.1 Land Title Records/Deeds

No environmental liens and/or activity and use limitations were identified in the Preliminary Title Reports provided by First American Title Company dated February 28, 2025. No other land title records, deeds, environmental liens, and activity and use limitation documentation were provided by the User, and public records were not searched by Stantec.

4.4.2 Aerial Photographs

Stantec reviewed historical aerial photographs provided by EDR. The general type of activity on a property and land use changes can often be discerned from the type and layout of structures visible in the photographs. However, specific elements of a facility's operation usually cannot be discerned from aerial photographs alone. The following table summarizes Stantec's observations of the reviewed historical aerial photographs. Copies of the historical aerial photographs are provided in Appendix E.

Year	Scale	Observations of Subject Property and Adjoining/Nearby Properties
1931 1938 1948	1"=500'	The Subject Property appears undeveloped roadways along the western and southern boundaries. Adjoining properties appear to be vacant and agriculturally developed.
1953	1"=500'	The Subject Property remains vacant land. Small structures appear to the southeast, south, and southwest. A river appears approximately 500 feet to the east-southeast.
1967 1975 1985	1"=500'	The Subject Property remains vacant land with a small structure along the southern boundary. This may be the existing cattle pen. A dairy appears to the south. Additional small structures appear to the east and west. Vacant and agricultural land appears to the north and west.
1989 1990 1994	1"=500'	The northern portion of the Subject Property remains vacant land. Small structures likely associated with cattle appear in the southern portion of the Subject Property. The surrounding area appears similar to the previous photographs.
2002	1"=500'	Small structures, storage containers, or trucks appear in the eastern and northern portions of the Subject Property. Additional small buildings appear adjacent to the east. The remaining surrounding area appears similar to the previous photographs.
2006 2009	1=500'	The Subject Property appears similar to the previous photographs. Grading for a large residential development appears to the east and north. The remaining surrounding area appears similar to the previous photograph.
2012 2016	1=500'	The Subject Property appears similar to the previous photographs. Dense residential development appears to the east and north. Grading activities have occurred to the west beyond the roadway.
2020	1=500'	The Subject Property appears similar to the previous photographs. A school appears to the south beyond the roadway. The remaining surrounding area appears similar to the previous photograph.

Aerial photographs source: The EDR Aerial Photo Decade Package

The historical agricultural use of the Subject Property constitutes a REC.

4.4.3 City Directories

Stantec retained a third party to research available city directories for the Subject Property and adjoining and nearby properties, in approximately five-year intervals. Copies of the city directory listings are provided in Appendix E. The Subject Property is listed in the city directory between 1992 and 2020 as Dean Visscher / Visscher Livestock Transportation / Cow Truck Inc. Adjoining properties and properties within the vicinity include primarily residential listings.

4.4.4 Historical Fire Insurance Maps

Fire insurance maps were developed for use by insurance companies to depict facilities, properties, and their uses for many locations throughout the United States. These maps provide information on the history of prior land use and are useful in assessing whether there may be potential environmental contamination on or near the Subject Property. These maps, which have been periodically updated since the late 19th century, often provide valuable insight into historical Subject Property and adjoining and nearby property uses.

Stantec requested fire insurance maps from EDR; however, no coverage exists for the Subject Property. The Sanborn® Map Search Report indicating “No Coverage” is presented in Appendix E.

4.4.5 Historical Topographic Maps

Stantec reviewed historical USGS 7.5-minute Topographic Maps of the Corona North and Corona and Vicinity, California Quadrangles (scales 1:24,000 and 1:31,680), the historical USGS 15-minute Topographic Maps of the Corona, California Quadrangles (scale 1:50,000), and the historical USGS 30-minute Topographic Maps of the Corona, California (scale 1:125,000) to help identify past Subject Property and adjoining and nearby property usage and areas of potential environmental concern. Copies of the historical maps are provided in Appendix E.

The following table summarizes the maps reviewed and our observations.

Year	Scale	Observations of Subject Property and Adjoining/Nearby Properties
1902	1:125,000	The Subject Property and adjoining properties are not depicted.
1942 1947	1:31,680 1:50,000	The Subject Property and adjoining properties are undeveloped. The county line appears along the western Subject Property boundary. A dirt roadway appears adjacent to the south.
1950/1954 1967 1973	1:24,000 1:24,000 1:24,000	The Subject Property and adjoining properties are undeveloped. Small structures appear to the southeast and southwest. The levee for the Cucamonga Creek appears within ¼ mile to the east-southeast.

Year	Scale	Observations of Subject Property and Adjoining/Nearby Properties
1975	1:24,000	
1981	1:24,000	
2012	1:24,000	No site details are depicted. Roadways appear in their current configuration.
2015	1:24,000	
2018	1:24,000	
2022	1:24,000	

Historical topographic maps source: The EDR Historical Topographic Map Report

No RECs were identified in the EDR Historical Topographic Map Report.

4.4.6 Other Historical Sources

No other historical sources were searched as a part of this assessment.

5.0 SITE RECONNAISSANCE

A visit to the Subject Property and its vicinity was conducted by Hiram Romero, Geologic Staff with Stantec, on April 28, 2025. Stantec was unaccompanied during the Subject Property visit. Figure 2 provides information about the Subject Property and adjoining sites and the location of potential areas of environmental concern. Detailed Subject Property features are shown on Figure 2. Photographs collected during the site reconnaissance are included in Appendix A.

5.1 SITE RECONNAISSANCE METHODOLOGY

The site reconnaissance focused on observation of current conditions and observable indications of past uses and conditions of the Subject Property that may indicate the presence of RECs. The reconnaissance of the Property was conducted on foot and Stantec utilized the following methodology to observe the Property:

- Traverse the outer Subject Property boundary
- Traverse transects across the Subject Property

Weather conditions during the visit to the Subject Property were clear and sunny. There were no weather-related Subject Property access restrictions encountered during the reconnaissance visit. The interior of the residential structure was not accessible during the site reconnaissance.

5.2 GENERAL DESCRIPTION

Subject Property and Area Description:	The Subject Property is located s northeast of the intersection of Hellman Avenue and Walters Street, Eastvale, Riverside County, California 92880. The surrounding area consists of a concrete drainage channel, an elementary school, and residential structures.
Subject Property Operations:	Undeveloped land.
Structures, Roads, Other Improvements:	A locked chain linked fence surrounds the Subject Property.
Subject Property Size (acres):	3.2 acres
Estimated % of Subject Property Covered by Buildings and/or Pavement:	0%
Observed Current Subject Property Use/Operations:	Undeveloped land.

Observed Evidence of Past Subject Property Use(s):	Former cattle pens appear along the southern Subject Property boundary.
Sewage Disposal Method (and age):	Jurupa Community Services District
Potable Water Source:	Jurupa Community Services District
Electric and Natural Gas Utilities:	Southern California Edison and SoCal Gas.

5.3 HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS

The following table summarizes Stantec's observations during the Subject Property reconnaissance.

Observations	Description/Location
Hazardous Substances and Petroleum Products as Defined by CERCLA 42 U.S.C. § 9601(14) with identified uses:	None observed.
Drums/Totes/Intermediate Bulk Containers (≥ 5 gallons):	None observed.
Strong, Pungent, or Noxious Odors:	None observed.
Pools of Liquid:	None observed.
Unidentified Substance Containers:	None observed.
Polychlorinated biphenyl (PCB)-Containing Equipment:	None observed
Other Observed Evidence of Hazardous Substances or Petroleum Products:	None observed.

5.4 INTERIOR OBSERVATIONS

No structures were present on the Subject Property.

5.5 EXTERIOR OBSERVATIONS

Stantec made the following observations during the site reconnaissance of exterior areas of the Subject Property and/or identified the following information during the interview or records review portions of the assessment:

Observations	Description
On-site Pits, Ponds, or Lagoons:	A pool was observed in the southeastern portion of the Subject Property.

Observations	Description
Stained Soil or Pavement:	None observed.
Stressed Vegetation:	None observed.
Waste Streams and Waste Collection Areas:	Debris piles with various household debris, used tires, and building demolition waste were also observed in the center of the Subject Property
Solid Waste Disposal:	None observed.
Potential Areas of Fill Placement:	No mounds, piles, or depressions suggesting the placement of fill material were observed on the Subject Property.
Wastewater:	No exterior wastewater discharge was observed.
Stormwater:	Stormwater is expected to infiltrate the soil.
Wells:	An irrigation well appears in the northern portion of the Subject Property.
Septic Systems:	No visible evidence of the existence of a septic system was observed.
Other Exterior Observations:	A former cattle pen was observed in the southern portion of the Subject Property along Walters Avenue. .

5.6 UNDERGROUND STORAGE TANKS/STRUCTURES

Existing USTs:	No visible evidence (fill pipes, vent pipes, dispensers, surface patches), which would indicate the presence of USTs, was discovered during the site reconnaissance.
Former USTs:	No visible evidence (fill pipes, vent pipes, dispensers, surface patches), reports, or other evidence of the former presence of USTs was discovered during this Phase I ESA.
Other Underground Structures:	None observed.

5.7 ABOVEGROUND STORAGE TANKS

Existing ASTs:	No visible evidence (fill pipes, vent pipes, dispensers, surface stains), reports, or other evidence of the presence of ASTs was discovered during this Phase I ESA.
Former ASTs:	No visible evidence (fill pipes, vent pipes, dispensers, surface stains), reports, or other evidence of the former presence of ASTs was discovered during this Phase I ESA.

5.8 ADJOINING PROPERTIES

5.8.1 Current Uses of Adjoining Properties

As viewed from the Subject Property and/or from public rights-of-way, Stantec made the following observations about use and activities on adjoining sites:

NORTH	Concrete drainage channel.
EAST	Residential.
SOUTH	Walters Avenue beyond which is an elementary school.
WEST	Hellman Avenue beyond which are residential structures.

Refer to Figure 2.

5.8.2 Observed Evidence of Past Uses of Adjoining Properties

Observations of adjoining sites providing indications of past use and activities, if any, are described below.

NORTH	None observed.
EAST	None observed.
SOUTH	None observed.
WEST	None observed.

5.8.3 Pits, Ponds, or Lagoons on Adjoining Properties

As viewed from the Subject Property and/or from public rights-of-way, Stantec made the following observations about the presence of pits, ponds, and lagoons on adjoining sites:

NORTH	None observed.
EAST	None observed.
SOUTH	None observed.
WEST	None observed.

5.9 OBSERVED PHYSICAL SETTING

Topography of the Subject Property and Surrounding Area:	The Subject Property and surrounding area are relatively flat.

6.0 EVALUATION

This section provides a summary overview of or Findings, Opinions, and Conclusions.

6.1 FINDINGS AND OPINIONS

Information gathered from interviews, reviews of existing data, and an inspection was evaluated to determine if RECs are present in connection with the Subject Property. Based on this information, Stantec made the following findings and developed the following opinions.

- Based on review of historical sources including aerial photographs and city directory listings, the Subject Property was formerly utilized for livestock holding and a storage area of the trucks and trailers used in the transportation of livestock. During the site reconnaissance, a former cattle pen was observed in the southern portion of the Subject Property along Walters Avenue. No evidence of dairy operations or agricultural use was observed on the Subject Property.

- An environmental records search was performed and identified sites within their respective ASTM E1527-21 search radii of the Subject Property that may represent RECs, CRECs, HRECs, or de minimis conditions.

  Based on one or more of the following reasons: distance from the Subject Property, position of sites with respect to assumed groundwater flow direction, the type of native soils, and regulatory status, none of the sites identified in the environmental records search report are expected to impact soil or groundwater quality at the Subject Property. The environmental records search identified no RECs, CRECs, HRECs or *de minimis* conditions at or near the Subject Property.

- During the site reconnaissance, an irrigation well was observed in the northern portion of the Subject Property. The presence of an irrigation well is not considered an environmental concern to the Subject Property; however, if the well is not going to be used in the future it should be decommissioned in accordance with applicable regulatory requirements before grading activities occur.

- Debris piles with various household debris, used tires, and building demolition waste were also observed in the center of the Subject Property. The discarded building materials should be tested for the presence of asbestos-containing materials (ACMs) before off-site disposal in accordance with applicable federal and local regulations.

6.2 DATA GAPS

The federal AAI final rule [40 CFR 312.10(a)] and ASTM E1527-21 identify a “data gap” as the lack or inability to obtain information required by the standards and practices of the rule despite good faith efforts by the EP or the User.

Any data gaps resulting from the Phase I ESA described in this report are listed and discussed below.

Gap	Discussion
Deletions or Exceptions from Scope of Work Referenced in Section 1.4:	None.
Weather-Related Restrictions to Site Reconnaissance:	None.
Facility Access Restrictions to Site Reconnaissance:	None.
Other Site Reconnaissance Restrictions:	None.
Data Gaps from Environmental Records Review:	None.
Data Gaps from Historical Records Review:	None.
Data Gaps from Interviews:	Due to the sensitive nature of the transaction no on-site interview was conducted. Given the historical documents, the lack of an on-site interview is not considered to impact the findings of this report.
Other Data Gaps:	None.

6.3 CONCLUSIONS

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-21 of the Subject Property. Any exceptions to, or deletions from, this practice are described Section 2.3 of this report. This assessment has revealed no recognized environmental conditions (RECs), Controlled RECs (CRECs), or significant data gaps in connection with the Subject Property. No further investigation appears to be warranted at this time.

This assessment has revealed the following items of note in connection with the Subject Property:

- Debris piles with various household debris, used tires, and building demolition waste were also observed in the center of the Subject Property. The discarded building materials should be tested for the presence of asbestos-containing materials (ACMs) before off-site disposal in accordance with applicable federal and local regulations.

- Additionally, during the site reconnaissance, an irrigation well was observed in the northern portion of the Subject Property. The presence of an irrigation well is not considered an environmental concern to the Subject Property, however, if the well is not going to be used in the future it should be decommissioned in accordance with applicable regulatory requirements before grading activities occur.

7.0 NON-SCOPE CONSIDERATIONS

The following ASTM E1527-13 non-scope services were performed as part of this Phase I ESA:

7.1 LEAD-BASED PAINT

Concern for LBP is primarily related to residential structures. The EPA's Final Rule on Disclosure of Lead-Based Paint in Housing (40 CFR Part 745) defines LBP as paint or other surface coatings that contain lead equal to or in excess of 1.0 milligram per square centimeter or 0.5 percent by weight.

The risk of lead toxicity in LBP varies based upon the condition of the paint and the year of its application. The U.S. Department of Housing and Urban Development (HUD) has identified the following risk factors:

- The age of the dwelling as follows:
  - Maximum risk is from paint applied before 1950.
  - There is severe risk from paint applied before 1960.
  - There is moderate risk from deteriorated paint applied before 1970.
  - There is slight risk from the paint that is intact but applied before 1977.
- The condition of the painted surfaces.
- The presence of children and certain types of households in the building.
- Previously reported cases of lead poisoning in the building or area.

Given there are no structures present LBP is not considered an environmental concern.

7.2 ASBESTOS

Asbestos can be found in many applications, including sprayed-on or blanket-type insulation, pipe wraps, mastics, floor and ceiling tiles, wallboard, mortar, roofing materials, and a variety of other materials commonly used in construction. The greatest asbestos-related human health risks are associated with friable asbestos, which is ACM that can be reduced to powder by hand pressure. Friable asbestos can become airborne and inhaled, which has been associated with specific types of respiratory disease. The manufacturing and use of asbestos in most building products was curtailed during the late 1970s.

The building material debris pile should be tested for asbestos before it is disposed of off-site.

7.3 RADON

Radon is a colorless, tasteless radioactive gas with an EPA-specified action level of 4.0 PicoCuries per liter of air (pCi/L) for residential properties. Radon gas has a very short half-life of 3.8 days. The health risk potential of radon is primarily associated with its rate of accumulation within confined areas near or in the ground, such as basements, where vapors can readily transfer to indoor air from the ground through foundation cracks or other pathways. Large, adequately ventilated rooms generally present limited risk for

radon exposure. The radon concentrations in buildings and homes depend on many factors, including soil types, temperature, barometric pressure, and building construction (EPA, 1993).

Stantec reviewed regional data published by the EPA on average indoor radon concentrations in the vicinity of the Property (http://www.epa.gov/radon/zonemap.html).

EPA Radon Zones (w/Average Measured Indoor Radon concentrations)		
Zone 1 – High (>4.0 pCi/L)	Zone 2 – Moderate (2 to 4 pCi/L)	Zone 3 – Low (<2 pCi/L)
	X	
Normally occupied sub grade areas present? (i.e., basement apartments, offices, stores, etc.)		
No subgrade areas currently present at the Property.		

The Subject Property is located in Zone 2 and is considered to have a moderate potential for radon. To determine Subject Property-specific radon levels, a radon survey would have to be conducted. However, because the Subject Property does not have any occupied subgrade areas and is planned for redevelopment, further investigation of indoor radon issues does not appear to be warranted.

7.4 FLOOD ZONES

According to the Physical Setting summary portion of the EDR report, the eastern border (adjoining the Santa Ana River) of the Subject Property is located within a 0.2% Annual Chance Flood Hazard Zone.

8.0 REFERENCES

ASTM International, 2021, Standard Practice for Environmental Site Assessments: Phase 1 Environmental Site Assessment Process, Designation: E 1527-21.

ASTM International, 2022, Standard Guide for Vapor Encroachment Screening on Subject Property Involved in Real Estate Transactions, Designation E 2600-22.

California Department of Toxic Substances Control, 2025, EnviroStor.

California Department of Water Resources (DWR), 2003. California's Groundwater Bulletin 118: Santa Ana Valley Groundwater Basin, Chino Subbasin.

California State Department of Water Resources Control Board, 2025, GeoTracker.

California State Department of Water Resources SGMA Portal (SGMA), 2025, GeoTracker.

Environmental Data Resources, Inc. (EDR), 2024. EDR Radius Map with Geocheck, Inquiry Number 7961809.2s, dated April 17, 2025.

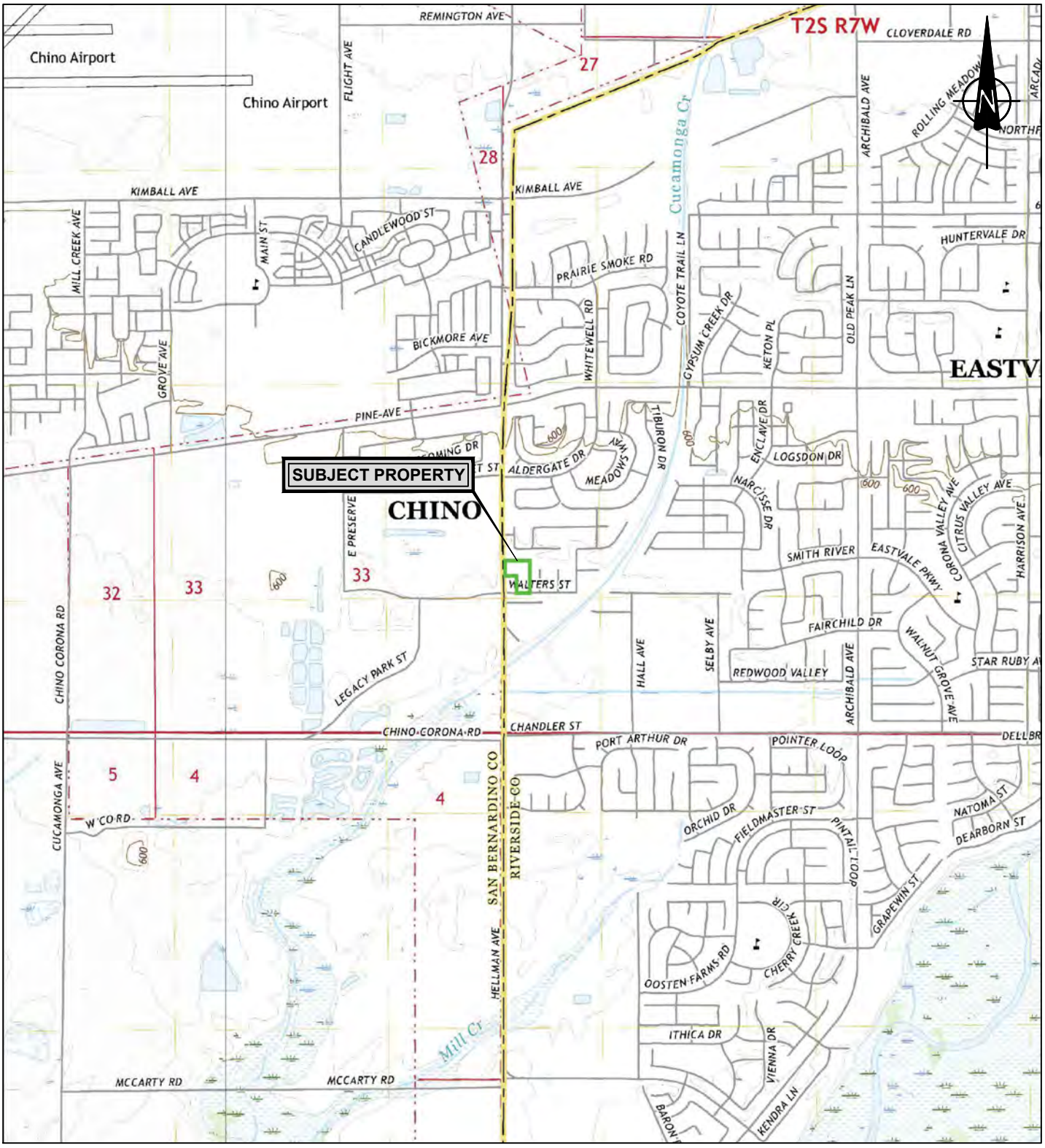
_____, Certified Sanborn Map Report, Inquiry Number 7961809.3, dated April 17, 2025.

_____, Historical Topographic Map Report, Inquiry Number 7961809.4, dated April 17, 2025.

_____, Aerial Photo Decade Package, Inquiry Number 7961809.8, dated April 17, 2025.

_____, City Directory Abstract, Inquiry Number 7961809.5 dated April 18, 2025.

FIGURES



SCALE : AS SHOWN

NOTE: THIS DRAWING ILLUSTRATES SUPPORTING INFORMATION SPECIFIC TO A STANTEC SERVICES INC. REPORT AND MUST NOT BE USED FOR OTHER PURPOSES.

SUBJECT PROPERTY LOCATION MAP

PHASE I ENVIRONMENTAL SITE ASSESSMENT

7500 HELLMAN AVENUE, EASTVALE, CALIFORNIA 92880

Client:	WARMINGTON RESIDENTIAL
Project No.:	185806936
Scale:	AS SHOWN
Date:	25/05/02
Dwn. By:	CD DM SC2025050013
App'd By:	KE
Fig. No.:	1

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LEGEND

SUBJECT PROPERTY BOUNDARY

0 50 100 150 200FT

SCALE : AS SHOWN

NOTE: THIS DRAWING ILLUSTRATES SUPPORTING INFORMATION SPECIFIC TO A STANTEC CONSULTING LTD. REPORT AND MUST NOT BE USED FOR OTHER PURPOSES.

SUBJECT PROPERTY DETAILS

PHASE I ENVIRONMENTAL SITE ASSESSMENT

7500 HELLMAN AVENUE, EASTVALE, CALIFORNIA 92880

Client: WARMINGTON RESIDENTIAL

Project No.:	185806936
Scale:	AS SHOWN
Date:	25/05/02
Dwn. By:	CS DM SC2025050014
App'd By:	KE

Fig. No.: 2

Stantec

APPENDICES

APPENDIX A
PHOTOGRAPHS OF THE PROPERTY AND VICINITY



Photo #1 View of remaining cattle pen in the southern portion of the Subject Property.



Photo #2 View of irrigation well on the northern portion of the Subject Property.



Photo #3 View of the debris piles in the center of the Subject Property.



Photo #4 View of the used tire debris piles in the center of the Subject Property.



Photo #5 View of the Subject Property looking north.



Photo #6 View of Walters Avenue and the elementary school to the south.

APPENDIX B
STANTEC RESUMES

Alicia Jansen CAC, LRCIA

Senior Scientist
21 years of experience

Alicia is a Senior Scientist with over twenty years of experience in Phase I and II Environmental Assessments, with strong emphasis in water quality and environmental research. Alicia has managed the preparation of environmental documents, training programs, and environmental compliance during large scale environmental monitoring projects. Alicia's environmental consulting experience includes performing asbestos and lead-based paint surveys, oversight of contractors during asbestos abatement, hazardous materials surveys, and Phase I Environmental Site Assessments (ESAs) in accordance with the practices identified in the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation E 1527-21 and the Standard Practice for Environmental Site Assessments for Forestland or Rural Property, ASTM Designation E 2247-16.

EDUCATION

BA, Environmental Studies, San Jose State University, San Jose, California, 2004

CERTIFICATIONS & TRAINING

Residential Measurement Provider, 108212, National Radon Proficiency Program, Anaheim, California, 2015

REGISTRATIONS

Certified Asbestos Consultant #CAC #15-5379, State of California Division of Occupational Safety and Health

Lead Inspector/Risk Assessor #LRC-00005363, California Department of Public Health

MEMBERSHIPS

Member, Groundwater Resources Association of California

PROJECT EXPERIENCE

HEALTH, SAFETY & INDUSTRIAL HYGIENE

Cochise County, Asbestos, Lead-Based Paint, and Hazardous Materials Survey | Arizona | Field Lead and Certified Asbestos Consultant

Alicia conducted with site inspections for asbestos, lead-based paint, and hazardous materials at multiple vacant structures including schools, multi-tenant apartment buildings, and commercial structures. The scope of work involved sample collection for asbestos and lead-based paint in addition to the quantification of universal wastes (PCBs, mercury containing equipment, refrigerants, etc.) that would require special handling and disposal. She assisted with the preparation of reports summarizing findings. Role: Field Lead | Dates involved: 2020-2022

Confidential Health Care Company, Asbestos, Lead-Based Paint, and Hazardous Materials Survey | Northern California | Staff

Alicia assisted with site inspections for asbestos, lead-based paint, and hazardous materials at multiple occupied hospitals and office spaces. The scope of work involved sample collection for asbestos and lead-based paint in addition to the quantification of universal wastes (PCBs, mercury containing equipment, refrigerants, etc.) that would require special handling and disposal. She assisted with the preparation of reports summarizing findings. Role: Field Lead | Dates involved: 2013-2020

State of California General Services, Asbestos, Lead-Based Paint, and Hazardous Materials Survey | Northern California | 2009 | Technical Support

Alicia assisted with site inspections for asbestos, lead-based paint, and hazardous materials at multiple communication towers in remote areas. The scope of work involved sample collection for asbestos and lead-based paint in addition to the quantification of universal wastes (PCBs, mercury containing equipment, refrigerants, etc.) that would require special handling and disposal. She assisted with the preparation of reports summarizing findings. Role: Technical Support | Cost: Unknown | Dates involved: 10/2009-10/2009

Indoor Air Quality Assessments* | San Jose, California | 2002-2005 | Staff

Alicia performed site inspections, interviews, and collected air samples to be analyzed for various air pollutants and molds including formaldehyde, penicillium, aspergillus, cladosporium, and stachybotry. She prepared reports summarizing findings and made recommendations.

Veteran's Administration of Puget Sound, Asbestos and Lead-Based Paint Survey | Seattle, Washington | 2009 | Project Scientist

Alicia served as the Project Scientist responsible for hazardous building material assessments, specifically asbestos and lead-based paint. These services were required as part of the pre-design tasks for this project. Over 300 samples were collected over the span of four days culminating in a final hazardous building materials report to be incorporated into the facility design as well as demolition activities once the construction phase of the

** denotes projects completed with other firms*

project commences.

Interim Remedial Action, Indoor Air Sampling, and Sub-Slab Soil Gas Sampling | Sunnyvale, California | 2004–2014 | Task Manager and Field Support

Alicia conducted an indoor air sampling survey using air sampling pumps, dosimeter badges, and flame ionization detector (FID) during a sump excavation. She performs semi-annual sub-slab soil vapor sampling and indoor air quality surveys using summa canisters. She assists with the preparation and submittal of reports summarizing the findings and provides recommendations to the local regulatory agency. Role: Indoor Air Sampling Survey | Cost: Unknown | Dates involved: 09/2004-09/2014

Lead Dust Assessment and Abatement Oversight | Fremont, California | 2009 | Technical Support

Alicia assisted with the evaluation of lead dust in an industrial facility. A total of 307 dust wipe samples were collected in order to evaluate the potential presence of lead dust throughout the two-story, 500,000 square foot manufacturing building. Role: Technical Support | Cost: Unknown | Dates involved: 01/2009-03/2009

Former Tesoro Coke Facility, Asbestos, Lead-Based Paint Survey | Pittsburg, California | Technical Support

Alicia assisted with an asbestos and lead paint survey of 20 structures at the facility ultimately scheduled for demolition. More than 200 samples were collected over the span of two days. She prepared a report for demolition while also providing the information needed for worker safety during demolition activities at the facility. Role: Technical Support | Cost: Unknown | Dates involved: 04/2009-04/2009

State of California General Services, Asbestos and Lead-Based Paint Survey | Southern California | 2014-2019 | Certified Asbestos Consultant

Alicia conducted with site inspections for asbestos and lead-based paint at multiple bridges, maintenance stations, and roadways throughout Southern California. The scope of work involved sample collection for asbestos and lead-based paint that would require special handling and disposal. She assisted with the review and approval of reports summarizing findings. Role: Certified Asbestos Consultant | Cost: Unknown | Dates involved: 9/2014-10/2019

Confidential Client, Asbestos and Lead-Based Paint Survey | Multiple Sites, California | Task Manager and Certified Asbestos Consultant

Alicia conducts pre-demolition asbestos and lead paint surveys of structures ultimately scheduled for demolition. She prepared a report for demolition while also providing the information needed for worker safety during demolition activities at the facility. Role: Task Manager and Certified Asbestos Consultant| Dates involved: 2006 - present

PERMITTING, COMPLIANCE, AUDITING

Tesoro Refinery, Initial Study* | Benicia, California | 2005 | Staff

Alicia assisted with the background research and preparation of applicant-prepared initial study for the upgrade of a refinery.

Transmission Line Upgrade* | San Mateo to San Francisco, California | 2005 | Environmental Research and Compliance Staff

Alicia supported the environmental compliance program for the construction of a 27-mile 230 kV underground and overhead transmission line. She assisted with the preparation and submittal of variance requests, extra work space requests, and daily and weekly reports for submittal to the California Public Utilities Commission. She also conducted research and assisted with training and report preparation.

REMEDIAL INVESTIGATIONS & ASSESSMENTS

California Department of Transportation Portfolio | Multiple Sites, Northern California and Southern California, California | 2008-2019 | Task Lead Manager

Alicia prepared quarterly groundwater monitoring reports, subsurface investigation reports, sensitive receptor surveys, and preferential pathway studies for various California Department of Transportation locations throughout Northern California. She assisted with the utility locating, work plan preparation, field coordination, archived data onto the State Water Resource Control Board's (RWQCB) Geotracker electronic filing system. Alicia currently conducts site inspections for asbestos, lead-based paint, and hazardous materials for bridges, salt barns, and maintenance buildings associated with California Department of Transportation locations throughout Southern California. The scope of work involves sample collection for asbestos and lead-based paint that would require special handling and disposal. She assists with the preparation of reports summarizing findings. Role: Task Lead Manager | Cost: Unknown | Dates involved: 06/2008-02/2019

Soil Gas Sampling and Human Health Risk Assessment | San Jose, California | 2014 | Project Lead

Alicia performed a soil vapor survey in conformance with the DTSC Advisory Active Soil Gas Investigations, using soil vapor sampling devices and a mobile laboratory for onsite chemical analysis. She also assisted with the report preparation summarizing the findings and providing recommendations for further assessment. Role: Task Lead Manager | Cost: Unknown | Dates involved: 2014

Confidential Clients, Phase I Environmental Site Assessments | Multiple Sites, California, Arizona, New Mexico, Texas, Virginia | Task Manager

Alicia performs Phase I Environmental Site Assessments for multiple confidential clients in accordance with the practices identified in the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation E 1527-13; ASTM E 1527-21; and Standard Practice for Environmental Site Assessments for Forestland or Rural Property, ASTM Designation E 2247-16 to achieve compliance with requirements of the "All Appropriate Inquiries" rule required to obtain protection from liability under the federal Comprehensive Environmental Response, Cleanup and Liability Act (CERCLA). Previous sites include large industrial warehouses, multi-tenant

commercial buildings, large lots of vacant land, and residential properties. She reviews topographic maps, Sanborn Fire Insurance Maps, and files at local regulatory agencies. She interviews present and former property owners and performed site and adjacent property reconnaissance. She prepares reports summarizing the findings and provides recommendations for further assessment if applicable. Role: Task Lead Manager | Cost: $3,000-8,000 per report. | Dates involved: 2006-present

Goodyear Portfolio | California and Hawaii | 2005–2020 | Project Lead

Alicia performed Phase I Environmental Site Assessments (ESA) and Phase II Site Assessments for various Goodyear Tire & Rubber Company locations throughout California and Hawaii. She assisted with the installation of monitoring wells and exploratory borings; underground storage tank removals; site restoration; product removal with passive recovery system; archived data onto the State Water Resource Control Board's Geotracker electronic filing system; and assisted with the preparation of quarterly groundwater monitoring reports, sensitive receptor surveys, site conceptual models, and subsurface investigation reports. Approximately 250 Sites • Cost: $8,000 per site.

Jenny Alvarado

Project Biologist
9 years of experience

A wildlife biologist who specializes in the avian and botanical fields, Jenny performs threatened and endangered species surveys, protocol nesting bird surveys, biological resource assessments, habitat characterization surveys, and restoration monitoring across Southern California. Jenny has prepared permit applications for CDFG Streambed Alteration Agreements (CDFG Section 1600), Regional Water Quality Control Board Water Quality Certifications (Clean Water Act Section 401), and U.S. Army Corps of Engineers Permits (Clean Water Act Section 404). Jenny is also experienced with California Environmental Quality Act and National Environmental Policy Act compliance. Although her background is mainly avian biology, she has experience identifying mammals, reptiles, and aquatic species. She performs compliance monitoring for a wide array of clients, including Southern California Gas Company, Plains All American Pipeline, and Caltrans. She assists in preparing Initial Studies, Mitigated Negative Declarations, Environmental Assessments, and Environmental Impact Reports for a variety of land uses. Additionally, she has experience assisting with asbestos and lead building surveys in California and Hawaii.

EDUCATION

Ecology, Zoology, Ornithology, Santa Barbra City College, Santa Barbara, California, 2011

BA, Physical Anthropology, University of California, Santa Barbra, Santa Barbara, California, 2008

AA, Liberal Arts, Ventura College, Ventura, California, 2005

CERTIFICATIONS & TRAINING

Asbestos Building Inspector Initial, Natec International, Inc., Thousand Oaks, California, 2016

Asbestos 40-Hr Contractor/Supervisor, Natec International, Inc., Thousand Oaks, California, 2016

CPR and First Aid Certification, American Red Cross, Port Hueneme, California, 2015

California Plant Family Identification Workshop, California Native Plant Society, Ojai, California, 2015

40-Hr HAZWOPER, OSHA, Temecula, California, 2015

Desert Tortoise Field Techniques Workshop, Desert Tortoise Council, Ridgecrest, California, 2014

Metrolink Contractor Safety Railroad Training, Metrolink, Pico Rivera, California, 2014

10-Hr Industrial Safety Training, OSHA, Ventura, California, 2014

REGISTRATIONS

Certified Erosion, Sediment and Storm Water Inspector #1586, Certified Inspector of Sediment and Erosion Control

Certified Erosion, Sediment and Storm Water Inspector #1586, CISEC, Inc., 6/30/2018

PROJECT EXPERIENCE

WILDLIFE BIOLOGY

Los Angeles County Beaches and Harbors Beach Berm Construction* | Los Angeles County, California | Snowy Plover Monitor

Jenny conducted snowy plover monitoring on five Los Angeles County beaches during berm construction and deconstruction. Daily monitoring reports were submitted to the County.

United Water District, Least Tern Surveys* | United Water Conservation District | Saticoy, California | Biologist

Jenny conducted weekly least tern surveys over two nesting seasons at the United Water facility. She drafted the final results report for the District.

McGrath State Beach Tidewater Goby and Water Quality Monitoring* | California Department of Fish and Wildlife | Ventura, California | Biologist

Jenny conducted daily tidewater goby sein netting surveys and relocation for an emergency construction project in the Santa Clara River estuary. She also performed daily water quality sampling and invasive species removal.

Ormond Beach Snowy Plover and Least Tern Surveys* | California Department of Fish and Wildlife | Ventura, California | Biologist

Jenny conducted protocol nesting bird surveys for the snowy plover and least tern within protected enclosures. Nesting behaviors, nest location, and young were tracked, documented and monitored throughout the nesting season.

California State University Channel Islands, Least Bell's Vireo Surveys* | California State University Channel Islands | Camarillo, California | Biologist

Jenny conducted least Bell's vireo surveys on the CSUCI campus for one nesting season, and assisted in preparation of final reporting.

** denotes projects completed with other firms*

Special-Status Species Surveys* | Recurrent Energy | Kern County, California | Biologist

Jenny conducted desert tortoise, burrowing owl and kit fox surveys for several solar projects across Kern County.

Stantec Architecture, FedEx Construction Site Burrowing Owl Survey | Bloomington, California | Biologist

Jenny performed a pre-construction special status species survey as well as burrowing owl presence/absence surveys in support of a proposed expansion project at a FedEx Ground facility. While conducting the survey, Jenny observed one burrowing owl within the proposed project area and helped coordinate additional protocol surveys in accordance with the project's mitigation requirements.

Luis Oasis Senior Center, Biological Constraints Analysis | Orcutt, California | Biologist

Jenny performed a field reconnaissance survey to document existing site conditions, the potential for sensitive biological resources, and took an inventory of protected native trees. Jenny also drafted the Biological Constraints Analysis Report for the project.

Town Building and Development, ISBA | Ventura County, California | Biologist

Jenny performed a field reconnaissance survey and prepared an ISBA to document existing habitat conditions and the potential for sensitive biological resources in accordance with County of Ventura ISBA requirements.

Algonquin Power, SKIC 10 Solar Project San Joaquin Kit Fox, Burrowing Owl, Nesting Bird and Wildlife Clearance Surveys | Bakersfield, California | Biologist

Jenny performed San Joaquin kit fox, burrowing owl, nesting bird, and wildlife clearance surveys prior to project construction.

Comstock Homes, Burrowing Owl Surveys | Camarillo, California | Biologist

Jenny prepared a proposal and conducted burrowing owl presence/absence surveys for a residential development project in Camarillo. She also concurrently performed a nesting bird survey of the project area and prepared a report of the results.

ENVIRONMENTAL MONITORING

Pipeline Safety Enhancement Plan* | Southern California Gas Company | Ventura and Los Angeles Counties, California | Lead Environmental Monitor

Jenny conducted environmental monitoring for several gas pipeline replacement projects. She monitored biological resources, storm water and air quality, hazardous waste control, and cultural and archaeological resources, as well as performing water and polychlorinated biphenyl sampling. She also conducted pre-construction surveys, prepared project reports, and compliance monitoring documents.

Caltrans Bridge Replacement Project* | Santa Barbara, California | Biologist

Jenny conducted the biological monitoring for two bridge replacements that required monitoring stream diversion installation and removal. She performed aquatic species surveys, nesting bird surveys, and water diversion as well as general construction compliance monitoring.

Biological Monitoring, Line 63 Pipeline Replacement Project | Plains All American Pipeline Company | Castaic, California | Biologist

Jenny conducted biological and restoration monitoring of a petroleum pipeline replacement within the Angeles National Forest. She conducted sensitive species clearance surveys prior to daily construction activities and monitored habitat restoration and Best Management Practices (BMP) installation.

Plains All American Pipeline Drilling Project | Posey Canyon, Angeles National Forest, California | Biologist

Jenny provided biological resource monitoring, and nesting bird and wildlife surveys for a drilling project in the Angeles National Forest.

Riparian Habitat Assessment, Line 63 Replacement Project | Plains All American Pipeline Company (PAALP) | Santa Clara River, Los Angeles County, California | Biologist

Jenny was approved by CDFW as a qualified biological monitor and conducted environmental compliance monitoring for installation of a pipeline through the Santa Clara River via Horizontal Directional Drilling (HDD). During monitoring of construction activities Jenny also surveyed for potential frac- out during HDD operations.

Carpinteria Sanitary District, Carpinteria Creek Aquatic Species Surveys and Horizontal Direction Drilling (HDD) Monitoring | Carpinteria, California | Biologist

Jenny conducted pre-construction aquatic surveys within Carpinteria Creek for red-legged frog, southwestern pond turtle, tidewater goby, and two-striped garter snake. She also provided biological construction monitoring during HDD construction activities within the creek. Jenny detected a frac-out and was able to prevent any frac-out material from entering Carpinteria Creek by promptly alerting project personnel.

Phillips 66 Pipeline Biological Monitoring Project | Phillip 66 Pipeline LLC | Arroyo Grande, California | Biologist

Jenny conducted environmental compliance monitoring for a 5.6 mile pipeline project that crossed the Arroyo Grande Creek and an additional tributary. The project entailed dewatering a 70- foot section of creek and replacing a portion of pipeline underneath. Jenny also conducted SWPPP inspections for the entire project.

** denotes projects completed with other firms*

STREAM/RIVER RESTORATION

California State University Channel Islands, Restoration Monitoring* | Camarillo, California | Biologist

Jenny conducted quarterly and annual qualitative and quantitative monitoring for a creek restoration site on CSUCI campus. She also prepared quarterly status memos and annual restoration monitoring reports in accordance with agency requirements.

Restoration Monitoring* | City of Santa Barbara | Santa Barbara, California | Biologist

Jenny performed quarterly and annual qualitative and quantitative monitoring for two bridge projects over Mission Creek. She prepared annual restoration monitoring reports in accordance with agency requirements.

BOTANICAL SURVEYS

California State University Channel Islands, Vegetation Mapping* | California State University Channel Islands | Camarillo, California | Biologist

Jenny conducted vegetation habitat mapping on CSUCI campus and prepared survey results reports.

Oak Tree Inventory and Vegetation Mapping* | Confidential | Castaic, California | Biologist

Jenny conducted oak tree inventories for several hundred trees and prepared vegetation habitat maps for three adjacent parcels.

High Speed Rail Special-Status Floral Surveys* | Tehachapi, California | Biologist

Jenny conducted focused, rare plant surveys for a portion of a high-speed rail project through Tehachapi.

NATURAL RESOURCE DAMAGE ASSESSMENT AND OIL SPILL RESPONSE

Habitat Restoration Monitoring, Refugio Oil Spill | Plains All American Pipeline Company | Goleta, California | Biologist

Jenny conducted restoration monitoring and assisted with habitat assessments at multiple sites along the California coast following spill cleanup response efforts.

ASBESTOS, LEAD BASED PAINT, AND HAZARDOUS MATERIAL (MERCURY, PCB) ASSESSMENTS

Asbestos and Lead Surveys | Hawaii | Environmental Scientist

Jenny assisted with asbestos and lead surveys for several multi-story buildings for a confidential client. The surveys included exterior and interior sampling, mapping, and reporting. Additionally, inventories of hazardous materials were taken, including potential mercury and PCB-containing materials.

Asbestos and Lead Surveys | Westlake and Thousand Oaks, California | Environmental Scientist

Jenny assisted with asbestos and lead surveys for several shopping centers for a confidential client. The surveys included exterior and interior sampling, mapping, and reporting. Additionally, inventories of hazardous materials were taken, including potential mercury and PCB-containing materials.

PUBLICATIONS

A VanDwerwarker, J Alvarado, P Webb. *Analysis and Interpretation of Intrasite Variability in Paleoethnobotanical Remains: A Consideration and Application of Methods at the Ravensford Site, North Carolina. In: Method and Theory in Paleoethnobotany.*, 2014.

** denotes projects completed with other firms*

Kyle D. Emerson PG, CEG

Managing Principal Geologist

Kyle has more than 28 years of professional experience—17 of those years with Stantec—providing geotechnical and environmental consulting. During the course of his experience, he has been involved with a wide variety of geological and engineering projects. He has been in direct charge of quality control/quality assurance (QA/QC) work for Stantec and previous firms for geological, engineering geological, and environmental services primarily in California. Additionally, Kyle has been a primary contact for Stantec with many different clients (including multi-party actions) and regulatory bodies involving contracting, workplan approvals, site assessments and closures, permitting, remedial action, and litigation support. With regard to litigation services, Kyle has extensive experience providing expert witness testimony, second-party review, and litigation support and analysis.

Kyle's extensive experience includes assessment and remediation of property-specific and regional issues involving soil and groundwater contaminated with petroleum hydrocarbons, chlorinated solvents, heavy metals, pesticides, and PCBs.

He currently serves as the managing principal geologist in Stantec's Redlands, California office.

EDUCATION

Engineering Geology/Hydrogeology, California State University, Los Angeles, California, 1984

AS, General Science, Crafton Hills College, Yucaipa, California, 1975

BS, Geological Sciences, California State University, Long Beach, California, 1982

REGISTRATIONS

Certified Engineering Geologist #1271, State of California Issued 1985, Expires 2011

Professional Geologist #4066, State of California Issued 1985, Expires 2011

PROJECT EXPERIENCE

Bioremediation

Excavation and Treatment of Petroleum-Contaminated Soil

Kyle designed the excavation and treatment of 45,000 cubic yards of petroleum-contaminated soil. Soil treatment included utilizing vapor extraction, combined with bioremediation.

** denotes projects completed with other firms*

Kyle D. Emerson PG, CEG

Managing Principal Geologist

Chemicals & Polymers

Two Former Chemical Plants, Environmental Site Assessments and Remediation, Vernon, California

Mr. Emerson was part of the team for conducting Phase I and Phase II Environmental Site Assessments (ESA) and developing remedial action plans for two former chemical plant sites with 80-year industrial histories. Phase I ESAs used historical files, maps, aerial photographs, available documents, and data from public agencies and historical directories for identifying recognized environmental concerns. Extensive Phase II ESA survey activities aided in identifying below-grade structures such as vaults/USTs, as well as assessing the extent of influence and nature of the contamination. These investigations confirmed the presence of heavy metals, petroleum hydrocarbons, volatile organic compounds, polychlorinated biphenyls, radioactive materials, semi-volatile organic compounds, and polycyclic aromatic compounds in the soils for these sites. Specific areas of concern included former settling ponds, a bone yard, maintenance areas, transformer and substations, wastewater treatment facilities, and above-ground storage tank farms. A conceptual mode was developed for use in a health risk assessment and developed risk-based corrective actions to address potential health and environmental concerns. He assisted with the development and implementation of a remedial action plan, combined administrative controls, engineering controls, and active remediation; this resulted in the cost-effective return of one site to active use, and is reducing health risks to occupants and the public at the second site.

CONFIDENTIAL: Aerospace Adhesives and Coatings Plant, Glendale, California

Mr. Emerson was part of the team that conducted feasibility studies to evaluate remedial alternatives for remediation of chlorinated VOCs, 1,4 dioxane, and hexavalent chromium (CrVI) in soil, soil vapor, and groundwater. Feasibility studies included groundwater pump testing, benchscale column testing to evaluate in situ alternatives for reducing CrVI to the less mobile CrIII valence state, soil vapor extraction, capping, and excavation. Field pilot studies were performed to evaluate the efficiency of various CrVI reductants including the use of ferrous sulfate, calcium polysulfide, emulsified oil, and fructose. Extensive multi-depth soil vapor testing was conducted to evaluate the distribution of VOCs in the subsurface and to support vapor intrusion risk assessment. Feasibility studies were completed in 2008. Remedial actions are expected to be completed in 2011.

Condition Assessments

Assessment and Mitigation of Manufacturing Facility

Kyle managed the assessment and mitigation of an ammunition manufacturing facility covering 1,100 acres in a complex geologic environment. The contaminates involved red and white phosphorous, TNT, chlorinated solvents, solid wastes, and live ordinance.

Soil Contamination Assessment Supervision and Management

Kyle managed and supervised soil contamination assessment and in-situ remediation of heavy metals involving chromium, cadmium, nickel and zinc by chemical fixation to depths in excess of 40 feet below ground surface beneath existing structures within several manufacturing facilities.

** denotes projects completed with other firms*

Kyle D. Emerson PG, CEG

Managing Principal Geologist

Litigation Support and Expert Testimony
Kyle provided litigation support and expert testimony on more than 20 separate projects involving service stations, chlorinated solvent cases, heavy metal, and semi-volatile releases.

Corporate / Office
Commercial Developer - Environmental Remediation of Former Dry Cleaners, El Centro, California
Mr. Emerson was responsible for assessments and remediation at this former dry cleaners which released the dry cleaning chemical tetrachloroethene (PCE) to the ground and underlying groundwater. The work included initial site assessment, agency interaction and negotiations with the California Regional Water Quality Control Board (CRWQCB), and Colorado Basin Region human health risk assessment (HHRA), design and implementation of remedial investigations, feasibility studies, remedial action plans, and implementation of remediation in mitigating chlorinated solvent contamination in vadose and saturated zones at concentrations indicative of DNAPL. The results of the completed remediation, as well as continued confirmation sampling and monitoring, allowed the CRWQCB to issue site closure in 2008. The site has since been redeveloped into a new commercial development.

Environmental Assessments
Siting Studies
Kyle performed initial siting studies for potential Class I, II, and III landfills. The project included detailed geologic mapping, hydrogeological studies, and permeability studies of caps and liners.

Environmental Site Remediation
Assessment and Remedial Design, California (Project Supervisor)
Kyle supervised the assessment and remedial design of a system to eliminate salt brine contamination in shallow perched water horizons in the Yucaipa, San Bernardino, and Riverside areas of southern California.

Design and Installation of Recovery Systems*
Kyle designed and installed numerous free-product recovery systems that successfully recovered product. One of the sites contained product up to 11-feet thick covering more than three city blocks. The dissolved phase had affected a multi-aquifer system and a public drinking water system.

Geophysical Characterizations*
Kyle performed and supervised numerous geophysical characterizations to determine the extent of old landfills. He provided classification studies, landfill gas monitoring, removal verification during grading, methane collection and mitigation plans, permitting, and closure plans.

Domestic Landfill Development*
Kyle designed and supervised the dynamic consolidation of a domestic landfill for development. He used this process to minimize expected settlement to overlying structures. Kyle designed commercial developments on closed landfills that involved complex methane collection and monitoring systems and building settlement controls.

** denotes projects completed with other firms*

Kyle D. Emerson PG, CEG

Managing Principal Geologist

Clay Borrow Site Studies
Kyle performed more than 10 separate clay borrow site studies for determining sources of material to cap landfills; ranged from a 20-acre dry lakebed to a 450-acre parcel in complex folded marine sediments.

Assessment, Clean Up, and Regulatory Support Management, Santa, Monica (Project Manager)
Kyle managed the assessment, clean up, and complex regulatory support of a PRP site in an MTBE case (Charnock subbasin). His work involved more than 20 environmental professionals working full time for two years to complete the assessment and clean up mandated by the regulatory agencies.

Hazardous Waste

San Gabriel Valley Superfund Site, Remediation & Closure of Multiple Source Areas, Industry, California
Mr. Emerson performed feasibility studies to evaluate appropriate and relevant remedial alternatives to mitigate constituents of concern in five AOCs contaminated with chlorinated hydrocarbons, heavy metals, petroleum fuel, and cutting oils. Ultimately, a combination of remedial alternatives was implemented that included large-diameter auger excavation to 45 feet to minimize impacts on facility operations, vapor extraction, vapor intrusion risk assessment, deed restriction, and monitored natural attenuation. At the completion of remedial actions, confirmation soil, soil vapor, and groundwater sampling were conducted and followed with risk assessment to demonstrate that remedial objectives had been achieved. No further action was recently granted by the US EPA and Los Angeles Regional Water Quality Control Board.

Mixed-Use

Port of San Diego Rohr Facility, Chula Vista, California
Mr. Emerson assisted in a detailed subsurface assessment of the Rohr facility. The intent of the assessment was to evaluate the 40-acre former aircraft part manufacturing facility for acquisition by the Port of San Diego for redevelopment into a business park and entertainment complex. The assessment identified the presence of soil, soil vapor, and groundwater impacts by petroleum hydrocarbons, VOCs, heavy metals, PCBs, and semi-volatile organic compounds. He utilized many sampling techniques to assess the limits and concentrations of contaminants in the subsurface. Ultimately, the team was able to develop a cost estimate for potential remedial action cost associated to corrective action to allow redevelopment.

Master Planned Commercial/Residential Redevelopment Project, Whittier, California (Project Manager)
Kyle oversaw the assessment of 26 contiguous properties that are part of a 21-acre master planned commercial/residential redevelopment project. The properties included industrial facilities, platting lines, fuel USTs, and metal processing plants, among others. The estimated cleanup costs are approximately $2 million.

** denotes projects completed with other firms*

Kyle D. Emerson PG, CEG

Managing Principal Geologist

Multi-Unit / Family Residential

Residential Development Assessment, Ventura, California (Project Director)

Kyle directed an assessment of a 40-acre former agricultural property proposed for residential development. Pesticides were identified above hazardous waste levels and preliminary remediation goals established by the U.S. Environmental Protection Agency. Through corrective grading methods and onsite placement of the pesticide impacted soils, all material were re-used on site without offsite disposal. The over all cost savings for the client was more than $1 million. Total cost was less than $250,000 for all necessary activities.

Oil & Gas

Oil Field Site Assessments*

Kyle performed site assessments at oil field leases involving refineries, bulk storage areas, piping systems and wellhead, and drilling mud pit contamination.

Environmental Protection Agency Superfund Action, Culver City, California (Project Manager)

Kyle served as the project manager representing a major oil company in the assessment, remedial action, and litigation support in a multi-party contamination case affecting a City water supply. The assessment involved more than 250 continuous core borings up to 100 feet, as well as extensive remedial actions. The total cost for all related activities was $22 million. The case is settled and the closure of the site is pending.

Project Management

Liability and Property Management Consulting Services

Kyle is providing liability and property management consulting services to more than 10 medium to large property development firms in the US. His work involves property transaction assessments, contract review, acquisition guideline development, liability management evaluation, insurance acquisition, and strategic planning.

Residential Development

Environmental Development Management and Review (Project Manager)

Kyle manages and reviews environmental development issues for a large residential developer specializing in development of contaminated industrial properties by providing innovative solutions in developing contaminated properties for residential use through risk assessment, engineering, and administrative and property development controls.

Site Management and Remediation

Design and Implementation of Biodegradation Programs*, California

Kyle designed and implemented one of the first in-situ biodegradation programs in California; it involved 50,000 cubic yards of diesel-contaminated soils, and groundwater to depths of 70 feet below ground surface.

** denotes projects completed with other firms*

Kyle D. Emerson PG, CEG

Managing Principal Geologist

Soil and Groundwater Remediation Systems

Soil and Groundwater Contamination Assessments and Mitigation*, California (Project Manager)

Kyle managed numerous chlorinated solvent soil and groundwater contamination assessments and mitigation programs in southern California. The projects involved releases that impacted soil and groundwater to depth of groundwater more than 700 feet in multi-aquifer systems. One case involved with plume dimensions more than 1 mile from the source affecting residential properties.

Soil and Groundwater Assessment and Remediation Programs*

Implemented hundreds of soil and groundwater assessment and remediation programs at various service station facilities in Southern and Northern California, and Nevada. Work involved assessment, remedial design, installation, maintenance and monitoring. Closure has been received on a majority of these sites.

Assessment and Remediation Management*

Kyle managed the assessment and remediation of soil and groundwater manufacturing at dry cleaning facilities contaminated with chlorinated solvents.

Warehouse / Light Industrial

Glendale Redevelopment Project, Glendale, California (Project Manager)

Kyle managed the assessment and remedial actions during the redevelopment of and industrial property. The project involved the demolition of a historic manufacturing facility and a commercial dry cleaner. Each of these facilities were associated with releases of solvents and petroleum hydrocarbons. Remedial actions involved excavation by pattern drilling and off site disposal along with removal of former USTs. The total cost of remediation and assessment was $450,000.00.

Compton Redevelopment Project, Compton, California (Project Manager)

Kyle is serving as project manager for the assessment and remedial actions for a large redevelopment project. The project involves the redevelopment of a historic manufacturing facility and a former dry cleaner. Each of these facilities were associated with releases of solvents and petroleum hydrocarbons. The industrial facility was also associated with significant volumes of buried waste that required removal and disposal. These wastes also included the chemical referenced above, as well as PCBs and heavy metals. Remediation has included excavation, vapor extraction, and chemical fixation. The total cost of this project has been $2.8 million to date.

** denotes projects completed with other firms*

Kyle D. Emerson PG, CEG

Managing Principal Geologist

PUBLICATIONS

In-Situ Bioremediation of an Underground Diesel Fuel Spill: A Case Study. Environmental Management, 1989.

APPENDIX C
USER-PROVIDED RECORDS

Zoho Sign Document ID: 2CB37C38-2GZZQED-Y9TDFZRW_ITC6J4PDIXQWQIQPX7HD8DJNJU

Stantec

PHASE I ESA USER'S QUESTIONNAIRE

In order to qualify for protection from land owner liability under CERCLA as an *innocent landowner, bona fide prospective purchaser,* or *contiguous property owner*, ASTM standard practice E1527-21 and the federal AAI rule (40 CFR 312) require that the User of the Phase I ESA report provide certain information (if available) to the Environmental Professional completing the assessment. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete. Information that is not or cannot be provided to the Environmental Professional may be identified as a "data gap" in the Phase I ESA report.

Please answer the following questions as completely as possible. Attach additional pages as needed. Return the completed questionnaire to Stantec along with the executed Authorization For services form.

1. Property Information

Property Name: Eastvale - Hellman_____

Property Address(es): APN - 144-070-016, 144-070-017,, 144-070-018 and 144-070-020

City: Eastvale_____State CA__Zip 92880_____

Property Owner Name: Eastvale Ventures Inc., A California Corporation_____

Property Owner Phone #: 909-319-6165_____

2. Contact For Site Access

Name: Bret Ilich_____

Company/Organization/Title: Warmington Residential – Director of Forward Planning_____

Phone # 909-489-2113 E-Mail Address: bret@warmingtongroup.com_____

3. Environmental Cleanup Liens. Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?

_____ Yes X_____ No

If yes, describe or attach details of the lien _____

_____

4. Activity and Land Use Limitations. Are you aware of any activity and use limitations, such as engineering controls, land use restrictions, or institutional controls that are in place at the property and/or have been filed or recorded as applicable to the property as a result of environmental contamination, investigation, cleanup, or related matters?

_____ Yes X_____ No

If yes, describe or attach details of the limitations _____

Zoho Sign Document ID: 2CB37C38-2GZZQED-Y9TDFZRW_ITC6J4PDIXQWQIQPX7HD8DJNJU

5. Specialized Knowledge or Experience. As the User of this ESA, do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property, such that you would have specialized knowledge about chemicals and processes used by this type of business?

_____ Yes X_____ No

If yes, describe or attach details of your specialized knowledge or experience _____

_____

6. Relationship of Purchase Price to Fair Market Value of Property. Does the purchase price being paid for the property reasonably reflect the fair market value?

X_____Yes _____No

_____Not applicable. User is not involved in a purchase of the property.

If you conclude that there is a difference, do you have any reason to believe that the reduced purchase price may be related to contamination known or believed to be present at the property?

_____Yes, I have reason to believe that the purchase price for the property has been reduced in comparison with the fair market value due to contamination known or believed to be present at the property.

_____No, I have no reason to believe that the purchase price for the property has been reduced in comparison with the fair market value due to contamination known or believed to be present at the property.

7. Commonly Known or Reasonably Ascertainable Information. Are you aware of commonly known or reasonably ascertainable information about the property that would help the Environmental Professional to identify conditions indicative of releases or threatened releases of hazardous substances or petroleum products? For example:

Do you know the past uses of the property?
_____Yes (describe) _____
_____
_____
X_____No

Do you know of chemicals, hazardous substances or petroleum products that are present or once were present at the property?
_____Yes (describe) _____
_____
_____
X_____No

Zoho Sign Document ID: 2CB37C38-2GZZQED-Y9TDFZRW_ITC6J4PDIXQWQIQPX7HD8DJNJU

Do you know of spills or other releases of chemicals, hazardous substances or petroleum products that have taken place at the property?

_____Yes (describe) _____

_____

_____

X_____No

Do you know of any environmental cleanups that have taken place at the property?

_____Yes (describe) _____

_____

_____

X_____No

8. The Degree of Obviousness of Contamination. E1527-21 and the federal AAI rule (40 CFR 312.31) require that the Phase I ESA consider the degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation. Based on your knowledge and experience related to the property, are there any *obvious* indictors that point to the presence or likely presence of contamination at the property?

_____Yes (describe) _____

_____

_____

X_____No

9. Availability of Previous Environmental Reports. Are you aware of previous environmental site assessment reports, other environmental reports, documents, correspondence, etc. concerning the property and its environmental condition?

_____Yes (describe) _____

_____

_____

X_____No

Signature: Bret Ilich

Name (printed): Bret Ilich

Title: Director of Forward Planning

Date: 4/22/25



First American Title™

First American Title Company

1250 Corona Pointe Court, Suite 200
Corona, CA 92879
California Department of Insurance License No. 2549-4

Title Officer:	Ryan Achterberg
Phone:	(949)299-4950
Fax No.:	(714)824-5946
E-Mail:	rachterberg@firstam.com

E-Mail Loan Documents to:	Lenders please contact the Escrow Officer for email address for sending loan documents.
Property:	APN - 144-070-016, 144-070-017,, 144-070-018 and 144-070-020 Eastvale, CA

PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.* Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

Please be advised that any provision contained in this document, or in a document that is attached, linked or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of February 28, 2025 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

To Be Determined

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

EASTVALE VENTURES INC., A CALIFORNIA CORPORATION, SUBJECT TO EXCEPTION NO. 17

The estate or interest in the land hereinafter described or referred to covered by this Report is:

Fee

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2025-2026, a lien not yet due or payable.

2. General and special taxes and assessments for the fiscal year 2024-2025.

First Installment:	$2,947.60, PAID
Penalty:	$0.00
Second Installment:	$2,947.60, OPEN
Penalty:	$0.00
Tax Rate Area:	027-002
A. P. No.:	144-070-016

(Affects Parcel 1)

3. General and special taxes and assessments for the fiscal year 2024-2025.

First Installment:	$2,947.60, PAID
Penalty:	$0.00
Second Installment:	$2,947.60, OPEN
Penalty:	$0.00
Tax Rate Area:	027-002
A. P. No.:	144-070-017

(Affects Parcel 2)

4. General and special taxes and assessments for the fiscal year 2024-2025.

First Installment:	$1,770.41, PAID
Penalty:	$0.00
Second Installment:	$1,770.41, OPEN
Penalty:	$0.00
Tax Rate Area:	027-002
A. P. No.:	144-070-018

(Affects Portion of Parcel 3)

5. General and special taxes and assessments for the fiscal year 2024-2025.

First Installment:	$2,947.60, PAID
Penalty:	$0.00
Second Installment:	$2,947.60, OPEN
Penalty:	$0.00
Tax Rate Area:	027-002
A. P. No.:	144-070-020

(Affects Portion of Parcel 4 and Portion of Lot E)

6. The lien of defaulted taxes for the fiscal year 2020-2021, and any subsequent delinquencies.

Tax Rate Area:	027-002
A. P. No.:	144-070-016
Amount to redeem:	$11,082.96
Valid through:	March 2025
Amount to redeem:	$11,190.06
Valid through:	April 2025

Please contact the tax office to verify the payoff amount.

(Affects Parcel 1)

7. The lien of defaulted taxes for the fiscal year 2020-2021, and any subsequent delinquencies.

Tax Rate Area:	027-002
A. P. No.:	144-070-017
Amount to redeem:	$11,082.95
Valid through:	March 2025
Amount to redeem:	$11,190.05
Valid through:	April 2025

Please contact the tax office to verify the payoff amount.

(Affects Parcel 2)

8. The lien of defaulted taxes for the fiscal year 2020-2021, and any subsequent delinquencies.

Tax Rate Area:	027-002
A. P. No.:	144-070-018
Amount to redeem:	$6,781.71

Valid through: March 2025
Amount to redeem: $6,846.60
Valid through: April 2025
Please contact the tax office to verify the payoff amount.

(Affects Portion of Parcel 3)

9. The lien of defaulted taxes for the fiscal year 2020-2021, and any subsequent delinquencies.
Tax Rate Area: 027-002
A. P. No.: 144-070-020
Amount to redeem: $10,803.21
Valid through: March 2025
Amount to redeem: $10,907.84
Valid through: April 2025
Please contact the tax office to verify the payoff amount.

(Affects Portion of Parcel 4 and Portion of Lot E)

10. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

11. An easement for roads, railroads and ditches, drainage ditches and incidental purposes, recorded July 30, 1915 in Book 425 of Deeds, Page 365.
In Favor of: Locust Grove Farms Co.
Affects: Parcel 1

12. An easement for ditches, canals or pipelines and incidental purposes, recorded in Book 104 of Deeds, Page 322 and by deeds recorded July 24, 1897 in Book 31 Page 337, March 2, 1899 in Book 69 Page 250, April 10, 1902 in Book 142, Page 101, January 8, 1906 in Book 216 Page 4, all of Deeds.
In Favor of: Stearns Rancho Company and the Jurupa Land and Water Company, their successors or assigns
Affects: As described therein

The location of the easement cannot be determined from record information.

13. An easement for ditches and incidental purposes, recorded August 20, 1929 in Book 824 of Deeds, Page 118.
In Favor of: John George Dean, et al
Affects: As described therein

The location of the easement cannot be determined from record information.

14. An easement shown or dedicated on the Map as referred to in the legal description

For: Street, Public Utility and incidental purposes.

(Affects Portion of Lot E)

15. The effect of a recital on said parcel map which states that all new dwelling units shall be floodproofed by elevating the finished floor a minimum of 18 inches above adjacent ground surface. Erosion protection shall be provided for mobile home supports.

16. A notice of assessment recorded June 10, 1991 as Instrument No. 193749 of Official Records, executed by Board of Supervisors of the Riverside County Flood Control and Water Conservation District.

17. The effect of a document entitled "GRANT DEED", recorded January 21, 2021 as INSTRUMENT NO. 2021-0042011 of Official Records.

    THE REQUIREMENT THE DOCUMENT IS RE-RECORDED TO INCLUDE A COMPLETE AND CORRECT LEGAL DESCRIPTION.

18. Rights of the public in and to that portion of the Land lying within any Road, Street, Alley or Highway.

    (Affects Parcel 1 and Portion of Lot E)

19. Water rights, claims or title to water, whether or not shown by the Public Records.

20. Rights of parties in possession.

21. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS survey.

Prior to the issuance of any policy of title insurance, the Company will require:

22. Authority documents for all parties executing documents including the following:

    With respect to EASTVALE VENTURES INC., A CALIFORNIA CORPORATION: Evidence that the corporation is properly formed and in good standing in the state of its domicile. An official copy of the bylaws for the corporation. A copy of a resolution of the Board of Directors authorizing the contemplated transaction and designating which corporate officers shall have the power to execute on behalf of the corporation. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

23. An ALTA/NSPS survey of recent date which complies with the current minimum standard detail requirements for ALTA/NSPS land title surveys.

INFORMATIONAL NOTES

Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

1. Supplemental taxes for the year 2020-2021 assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

First Installment:	$1,012.51, PAID
Penalty:	$0.00
Second Installment:	$1,012.51, PAID
Penalty:	$0.00
Tax Rate Area:	027-002
A. P. No.:	144-070-016

(Affects Parcel 1)

2. Supplemental taxes for the year 2020-2021 assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

First Installment:	$1,012.51, PAID
Penalty:	$0.00
Second Installment:	$1,012.51, PAID
Penalty:	$0.00
Tax Rate Area:	027-002
A. P. No.:	144-070-017

(Affects Parcel 2)

3. Supplemental taxes for the year 2020-2021 assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

First Installment:	$598.87, PAID
Penalty:	$0.00
Second Installment:	$598.87, PAID
Penalty:	$0.00
Tax Rate Area:	027-002
A. P. No.:	144-070-018

(Affects Portion of Parcel 3)

4. Supplemental taxes for the year 2020-2021 assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

First Installment:	$1,052.82, PAID
Penalty:	$0.00
Second Installment:	$1,158.07, PAID
Penalty:	$0.00
Tax Rate Area:	027-002

A. P. No.: 144-070-020

(Affects Portion of Parcel 4 and Portion of Lot E)

5. The property covered by this report is vacant land.

6. According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows:

   None

7. We find no outstanding voluntary liens of record affecting subject property. Disclosure should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any possible security interest in the subject property.

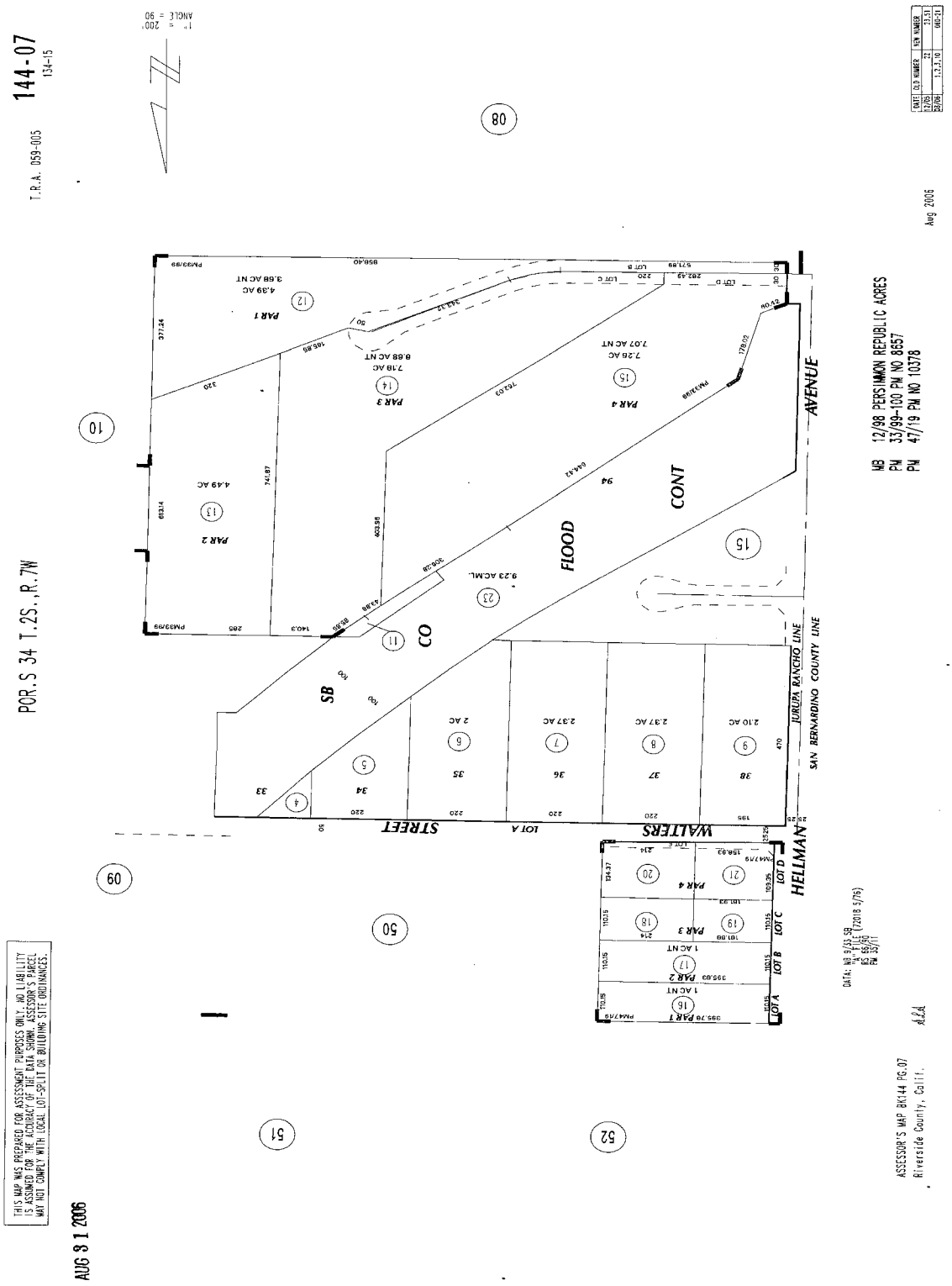
The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

LEGAL DESCRIPTION

Real property in the City of Eastvale, County of Riverside, State of California, described as follows:

Parcels 1 and 2 of PARCEL MAP NO. 10,378 on file in Book 47 Page 19 of Parcel Maps, of Official Records of Riverside County, California, together with the Easterly 214.00 feet of Parcels 3, 4 and Lot E of said PARCEL MAP NO. 10,378.

APN: 144-070-016 (Parcel 1); 144-070-017 (Parcel 2); 144-070-018 (Portion of Parcel 3) and 144-070-020 (Portion of Parcel 4 and Portion of Lot E)


144-07
134-15
T.R.A. 059-005
POR. S 34 T.2S., R.7W
ANGLE = 90
1" = 200'
AVENUE
CONT
FLOOD
CO
SB
STREET
WALTERS
HELLMAN
JURUPA RANCHO COUNTY LINE
SAN BERNARDINO COUNTY LINE
LOT A
LOT B
LOT C
LOT D
PAR 1
PAR 2
PAR 3
PAR 4
MB 12/98 PERSIMMON REPUBLIC ACRES
PM 33/99-100 PM NO 8657
PM 47/19 PM NO 10378
Aug 2006
AUG 31 2006
ASSESSOR'S MAP BK144 PG.07
Riverside County, Calif.
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

NOTICE

Section 12413.1 of the California Insurance Code, effective January 1, 1990, requires that any title insurance company, underwritten title company, or controlled escrow company handling funds in an escrow or sub-escrow capacity, wait a specified number of days after depositing funds, before recording any documents in connection with the transaction or disbursing funds. This statute allows for funds deposited by wire transfer to be disbursed the same day as deposit. In the case of cashier's checks or certified checks, funds may be disbursed the next day after deposit. In order to avoid unnecessary delays of three to seven days, or more, please use wire transfer, cashier's checks, or certified checks whenever possible.

EXHIBIT A
LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (BY POLICY TYPE)

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE [(07-01-2021) v. 01.00]
EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy and We will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
   i. the occupancy, use, or enjoyment of the Land;
   ii. the character, dimensions, or location of any improvement on the Land;
   iii. the subdivision of land; or
   iv. environmental remediation or protection.
   b. any governmental forfeiture, police, or regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
   Exclusion 1 does not modify or limit the coverage provided under Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23, or 27.
2. Any power to take the Land by condemnation. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 17.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed, or agreed to by You;
   b. not Known to Us, not recorded in the Public Records at the Date of Policy, but Known to You and not disclosed in writing to Us by You prior to the date You became an Insured under this policy;
   c. resulting in no loss or damage to You;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 5, 8.f., 25, 26, 27, 28, or 32); or
   e. resulting in loss or damage that would not have been sustained if You paid consideration sufficient to qualify You as a bona fide purchaser of the Title at the Date of Policy.
4. Lack of a right:
   a. to any land outside the area specifically described and referred to in Item 3 of Schedule A; and
   b. in any street, road, avenue, alley, lane, right-of-way, body of water, or waterway that abut the Land.
   Exclusion 4 does not modify or limit the coverage provided under Covered Risk 11 or 21.
5. The failure of Your existing structures, or any portion of Your existing structures, to have been constructed before, on, or after the Date of Policy in accordance with applicable building codes. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 14 or 15.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transfer of the Title to You is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 30.
7. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
8. Negligence by a person or an entity exercising a right to extract or develop oil, gas, minerals, groundwater, or any other subsurface substance.
9. Any lien on Your Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 9 does not modify or limit the coverage provided under Covered Risk 8.a. or 27.
10. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:
For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.
The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1% of Policy Amount Shown in Schedule A or $2,500 (whichever is less)	$10,000
Covered Risk 18:	1% of Policy Amount Shown in Schedule A or $5,000 (whichever is less)	$25,000
Covered Risk 19:	1% of Policy Amount Shown on Schedule A or $5,000 (whichever is less)	$25,000
Covered Risk 21:	1% of Policy Amount Shown on Schedule A or $2,500 (whichever is less)	$5,000

ALTA OWNER'S POLICY [(07-01-2021) V. 01.00]
CLTA STANDARD COVERAGE OWNER'S POLICY [(02-04-22) V. 01.00]
EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
   i. the occupancy, use, or enjoyment of the Land;
   ii. the character, dimensions, or location of any improvement on the Land;
   iii. the subdivision of land; or
   iv. environmental remediation or protection.
   b. any governmental forfeiture, police, regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.

2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed, or agreed to by the Insured Claimant;
   b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   c. resulting in no loss or damage to the Insured Claimant;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
   e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

NOTE: The 2021 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed below as numbers 1 through 7. The 2021 CLTA Standard Coverage Owner's Policy will include the Western Regional Standard Coverage Exceptions listed below as numbers 1 through 7.

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas,

uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

2006 ALTA OWNER'S POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

NOTE: The 2006 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed below as numbers 1 through 7.

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

APPENDIX D
ENVIRONMENTAL AGENCY DATABASE SEARCH REPORT

7500 Hellman Avenue
7500 Hellman Avenue
Corona, CA 92880

Inquiry Number: 7961809.2s
April 17, 2025

The EDR Radius Map™ Report with GeoCheck®

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

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527 - 21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E2247 - 16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E1528 - 22) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

7500 HELLMAN AVENUE
CORONA, CA 92880

COORDINATES

Latitude (North):	33.9530210 - 33° 57' 10.87''
Longitude (West):	117.6099400 - 117° 36' 35.78''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	443640.7
UTM Y (Meters):	3756920.2
Elevation:	576 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	50005749 CORONA NORTH, CA
Version Date:	2022
West Map:	50006194 PRADO DAM, CA
Version Date:	2022

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20200424, 20200423
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
7500 HELLMAN AVENUE
CORONA, CA 92880

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	RONDO ELEMENTARY SCH	SOUTHEAST CORNER OF	ENVIROSTOR, SCH	Lower	226, 0.043, SW
2	VANDER LAAN DAIRY	8755 CHINO CORONA RD	LUST, Cortese, HIST CORTESE, HWTS, CERS	Higher	1410, 0.267, WSW
A3	R.T. LEE CONSTRUCTIO	7200 HELLMAN AVE	LUST, Cortese, HIST CORTESE, CERS	Higher	1459, 0.276, North
A4	R.T. LEE CONSTRUCTIO	7200 HELLMAN AVE	UST FINDER RELEASE	Higher	1459, 0.276, North
B5	DUMP - HALL AVENUE	7675 HALL AVENUE	ENVIROSTOR, HIST CORTESE	Lower	1780, 0.337, SE
B6	DUMP-HALL AVE	7675 HALL AVE	SEMS-ARCHIVE	Lower	1780, 0.337, SE
C7	FLAMINGO DAIRY	14970 CHANDLER RD	UST FINDER RELEASE	Lower	2243, 0.425, South
C8	FLAMINGO DAIRY	14970 CHANDLER RD	LUST, Cortese, EMI, HIST CORTESE, WDS, CERS	Lower	2243, 0.425, South
9	VANDER LAAN DAIRY	8755 CHINO CORONA RD	UST FINDER RELEASE	Lower	2509, 0.475, SSW
10	LEGEND DAIRY FARMS-S	14955 SCHLEISMAN	ENVIROSTOR, VCP, WDS	Higher	2655, 0.503, NNE
11	RODRIGUEZ DAIRY	8340 AND 8342 CHINO	ENVIROSTOR	Lower	4428, 0.839, WSW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

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 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-SQG ---------- RCRA - Small Quantity Generators
RCRA-VSQG ---------- RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS ---------- Land Use Control Information System
US ENG CONTROLS ---------- Engineering Controls Sites List
US INST CONTROLS ---------- Institutional Controls Sites List

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 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
AST ---- Aboveground Petroleum Storage Tank Facilities
INDIAN UST ---- Underground Storage Tanks on Indian Land

Lists of state and tribal voluntary cleanup sites

VCP ---- Voluntary Cleanup Program Properties
INDIAN VCP ---- Voluntary Cleanup Priority Listing

Lists of state and tribal brownfield sites

BROWNFIELDS ---- Considered Brownfieds Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS ---- A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT ---- Waste Management Unit Database
SWRCY ---- Recycler Database
HAULERS ---- Registered Waste Tire Haulers Listing
INDIAN ODI ---- Report on the Status of Open Dumps on Indian Lands
ODI ---- Open Dump Inventory
DEBRIS REGION 9 ---- Torres Martinez Reservation Illegal Dump Site Locations
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
CDL ---- Clandestine Drug Labs
Toxic Pits ---- Toxic Pits Cleanup Act Sites
CERS HAZ WASTE ---- California Environmental Reporting System Hazardous Waste
US CDL ---- National Clandestine Laboratory Register

Local Lists of Registered Storage Tanks

SWEEPS UST	SWEEPS UST Listing
HIST UST	Hazardous Substance Storage Container Database
CERS TANKS	California Environmental Reporting System (CERS) Tanks
CA FID UST	Facility Inventory Database

Local Land Records

LIENS	Environmental Liens Listing
LIENS 2	CERCLA Lien Information
DEED	Deed Restriction Listing

Records of Emergency Release Reports

HMIRS	Hazardous Materials Information Reporting System
CHMIRS	California Hazardous Material Incident Report System
LDS	Land Disposal Sites Listing
MCS	Military Cleanup Sites Listing
SPILLS 90	SPILLS 90 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated
FUDS	Formerly Used Defense Sites
DOD	Department of Defense Sites
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR	Financial Assurance Information
EPA WATCH LIST	EPA WATCH LIST
2020 COR ACTION	2020 Corrective Action Program List
TSCA	Toxic Substances Control Act
TRIS	Toxic Chemical Release Inventory System
SSTS	Section 7 Tracking Systems
ROD	Records Of Decision
RMP	Risk Management Plans
RAATS	RCRA Administrative Action Tracking System
PRP	Potentially Responsible Parties
PADS	PCB Activity Database System
ICIS	Integrated Compliance Information System
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS	Material Licensing Tracking System
COAL ASH DOE	Steam-Electric Plant Operation Data
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER	PCB Transformer Registration Database
RADINFO	Radiation Information Database
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS	Incident and Accident Data
CONSENT	Superfund (CERCLA) Consent Decrees
INDIAN RESERV	Indian Reservations
FUSRAP	Formerly Utilized Sites Remedial Action Program
UMTRA	Uranium Mill Tailings Sites
LEAD SMELTERS	Lead Smelter Sites
US AIRS	Aerometric Information Retrieval System Facility Subsystem

US MINES	Mines Master Index File
ABANDONED MINES	Abandoned Mines
MINES MRDS	Mineral Resources Data System
FINDS	Facility Index System/Facility Registry System
UXO	Unexploded Ordnance Sites
DOCKET HWC	Hazardous Waste Compliance Docket Listing
ECHO	Enforcement & Compliance History Information
FUELS PROGRAM	EPA Fuels Program Registered Listing
PFAS NPL	Superfund Sites with PFAS Detections Information
PFAS FEDERAL SITES	Federal Sites PFAS Information
PFAS TRIS	List of PFAS Added to the TRI
PFAS TSCA	PFAS Manufacture and Imports Information
PFAS RCRA MANIFEST	PFAS Transfers Identified In the RCRA Database Listing
PFAS ATSDR	PFAS Contamination Site Location Listing
PFAS WQP	Ambient Environmental Sampling for PFAS
PFAS PROJECT	NORTHEASTERN UNIVERSITY PFAS PROJECT
PFAS NPDES	Clean Water Act Discharge Monitoring Information
PFAS ECHO	Facilities in Industries that May Be Handling PFAS Listing
PFAS ECHO FIRE TRAIN	Facilities in Industries that May Be Handling PFAS Listing
PFAS PT 139 AIRPORT	All Certified Part 139 Airports PFAS Information Listing
AQUEOUS FOAM NRC	Aqueous Foam Related Incidents Listing
BIOSOLIDS	ICIS-NPDES Biosolids Facility Data
UST FINDER	UST Finder Database
E MANIFEST	Hazardous Waste Electronic Manifest System
PFAS	PFAS Investigation Site Location Listing
AQUEOUS FOAM	Former Fire Training Facility Assessments Listing
CA BOND EXP. PLAN	Bond Expenditure Plan
CHROME PLATING	Chrome Plating Facilities Listing
CUPA Listings	CUPA Resources List
DRYCLEANERS	Cleaner Facilities
EMI	Emissions Inventory Data
ENF	Enforcement Action Listing
Financial Assurance	Financial Assurance Information Listing
ICE	Inspection, Compliance and Enforcement
HWP	EnviroStor Permitted Facilities Listing
HWT	Registered Hazardous Waste Transporter Database
HWTS	Hazardous Waste Tracking System
HAZNET	Facility and Manifest Data
MINES	Mines Site Location Listing
MWMP	Medical Waste Management Program Listing
NPDES	NPDES Permits Listing
PEST LIC	Pesticide Regulation Licenses Listing
PROC	Certified Processors Database
Notify 65	Proposition 65 Records
HAZMAT	Hazardous Material Facilities
UIC	UIC Listing
UIC GEO	UIC GEO (GEOTRACKER)
WASTEWATER PITS	Oil Wastewater Pits Listing
WDS	Waste Discharge System
WIP	Well Investigation Program Case List
MILITARY PRIV SITES	MILITARY PRIV SITES (GEOTRACKER)
PROJECT	PROJECT (GEOTRACKER)
WDR	Waste Discharge Requirements Listing
CIWQS	California Integrated Water Quality System
CERS	CERS

NON-CASE INFO ---------- NON-CASE INFO (GEOTRACKER)
OTHER OIL GAS ---------- OTHER OIL & GAS (GEOTRACKER)
PROD WATER PONDS ---------- PROD WATER PONDS (GEOTRACKER)
SAMPLING POINT ---------- SAMPLING POINT (GEOTRACKER)
WELL STIM PROJ ---------- Well Stimulation Project (GEOTRACKER)

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP ---------- EDR Proprietary Manufactured Gas Plants
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 CERCLA sites with NFRAP

SEMS-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.

A review of the SEMS-ARCHIVE list, as provided by EDR, and dated 12/19/2024 has revealed that there

is 1 SEMS-ARCHIVE site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
DUMP-HALL AVE Site ID: 0902212 EPA Id: CAD980892426	7675 HALL AVE	SE 1/4 - 1/2 (0.337 mi.)	B6	23

Lists of state- and tribal hazardous waste facilities

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 01/21/2025 has revealed that there are 4 ENVIROSTOR sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
LEGEND DAIRY FARMS-S Facility Id: 60000781 Status: Certified	***14955 SCHLEISMAN***	***NNE 1/2 - 1 (0.503 mi.)***	***10***	***34***

Lower Elevation	Address	Direction / Distance	Map ID	Page
RONDO ELEMENTARY SCH Facility Id: 60002406 Status: No Further Action	***SOUTHEAST CORNER OF***	***SW 0 - 1/8 (0.043 mi.)***	***1***	***9***
DUMP - HALL AVENUE Facility Id: 33490050 Status: Refer: Other Agency	***7675 HALL AVENUE***	***SE 1/4 - 1/2 (0.337 mi.)***	***B5***	***22***
RODRIGUEZ DAIRY Facility Id: 36020004 Status: Refer: 1248 Local Agency	8340 AND 8342 CHINO	WSW 1/2 - 1 (0.839 mi.)	11	38

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 are 3 LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
VANDER LAAN DAIRY	***8755 CHINO CORONA RD***	***WSW 1/4 - 1/2 (0.267 mi.)***	***2***	***12***

Database: LUST REG 8, Date of Government Version: 02/14/2005
Database: LUST, Date of Government Version: 02/24/2025
Status: Completed - Case Closed
Facility Status: Case Closed
Global Id: T0607100546
Global ID: T0607100546

R.T. LEE CONSTRUCTIO	***7200 HELLMAN AVE***	***N 1/4 - 1/2 (0.276 mi.)***	***A3***	***17***

Database: LUST REG 8, Date of Government Version: 02/14/2005
Database: LUST, Date of Government Version: 02/24/2025
Database: RIVERSIDE CO. LUST, Date of Government Version: 06/11/2024
Status: Completed - Case Closed
Facility Status: Case Closed
Facility Id: 91579
Global Id: T0606500240
Facility Status: 9
Global ID: T0606500240

Lower Elevation	Address	Direction / Distance	Map ID	Page
FLAMINGO DAIRY	***14970 CHANDLER RD***	***S 1/4 - 1/2 (0.425 mi.)***	***C8***	***26***

Database: LUST REG 8, Date of Government Version: 02/14/2005
Database: LUST, Date of Government Version: 02/24/2025
Status: Completed - Case Closed
Facility Status: Case Closed
Global Id: T0606500481
Global ID: T0606500481

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

SCH: 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.

A review of the SCH list, as provided by EDR, and dated 01/21/2025 has revealed that there is 1 SCH site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
RONDO ELEMENTARY SCH	***SOUTHEAST CORNER OF***	***SW 0 - 1/8 (0.043 mi.)***	***1***	***9***

Facility Id: 60002406
Status: No Further Action

Other Ascertainable Records

UST FINDER RELEASE: US EPA's UST Finder data is a national composite of leaking underground storage tanks. This data contains information about, and locations of, leaking underground storage tanks. Data was collected from state sources and standardized into a national profile by EPA's Office of Underground Storage Tanks, Office of Research and Development, and the Association of State and Territorial Solid Waste Management Officials.

A review of the UST FINDER RELEASE list, as provided by EDR, and dated 06/08/2023 has revealed that there are 3 UST FINDER RELEASE sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
R.T. LEE CONSTRUCTIO	7200 HELLMAN AVE	N 1/4 - 1/2 (0.276 mi.)	A4	21

Lower Elevation	Address	Direction / Distance	Map ID	Page
FLAMINGO DAIRY	14970 CHANDLER RD	S 1/4 - 1/2 (0.425 mi.)	C7	25
VANDER LAAN DAIRY	8755 CHINO CORONA RD	SSW 1/4 - 1/2 (0.475 mi.)	9	33

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 12/11/2024 has revealed that there are 3 Cortese sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
VANDER LAAN DAIRY	***8755 CHINO CORONA RD***	***WSW 1/4 - 1/2 (0.267 mi.)***	***2***	***12***
Cleanup Status: COMPLETED - CASE CLOSED				
R.T. LEE CONSTRUCTIO	***7200 HELLMAN AVE***	***N 1/4 - 1/2 (0.276 mi.)***	***A3***	***17***
Cleanup Status: COMPLETED - CASE CLOSED				

Lower Elevation	Address	Direction / Distance	Map ID	Page
FLAMINGO DAIRY	***14970 CHANDLER RD***	***S 1/4 - 1/2 (0.425 mi.)***	***C8***	***26***
Cleanup Status: COMPLETED - CASE CLOSED				

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 4 HIST CORTESE sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
VANDER LAAN DAIRY	***8755 CHINO CORONA RD***	***WSW 1/4 - 1/2 (0.267 mi.)***	***2***	***12***
Reg Id: 083603379T				
R.T. LEE CONSTRUCTIO	***7200 HELLMAN AVE***	***N 1/4 - 1/2 (0.276 mi.)***	***A3***	***17***
Reg Id: 083301876T				

Lower Elevation	Address	Direction / Distance	Map ID	Page
DUMP - HALL AVENUE	***7675 HALL AVENUE***	***SE 1/4 - 1/2 (0.337 mi.)***	***B5***	***22***

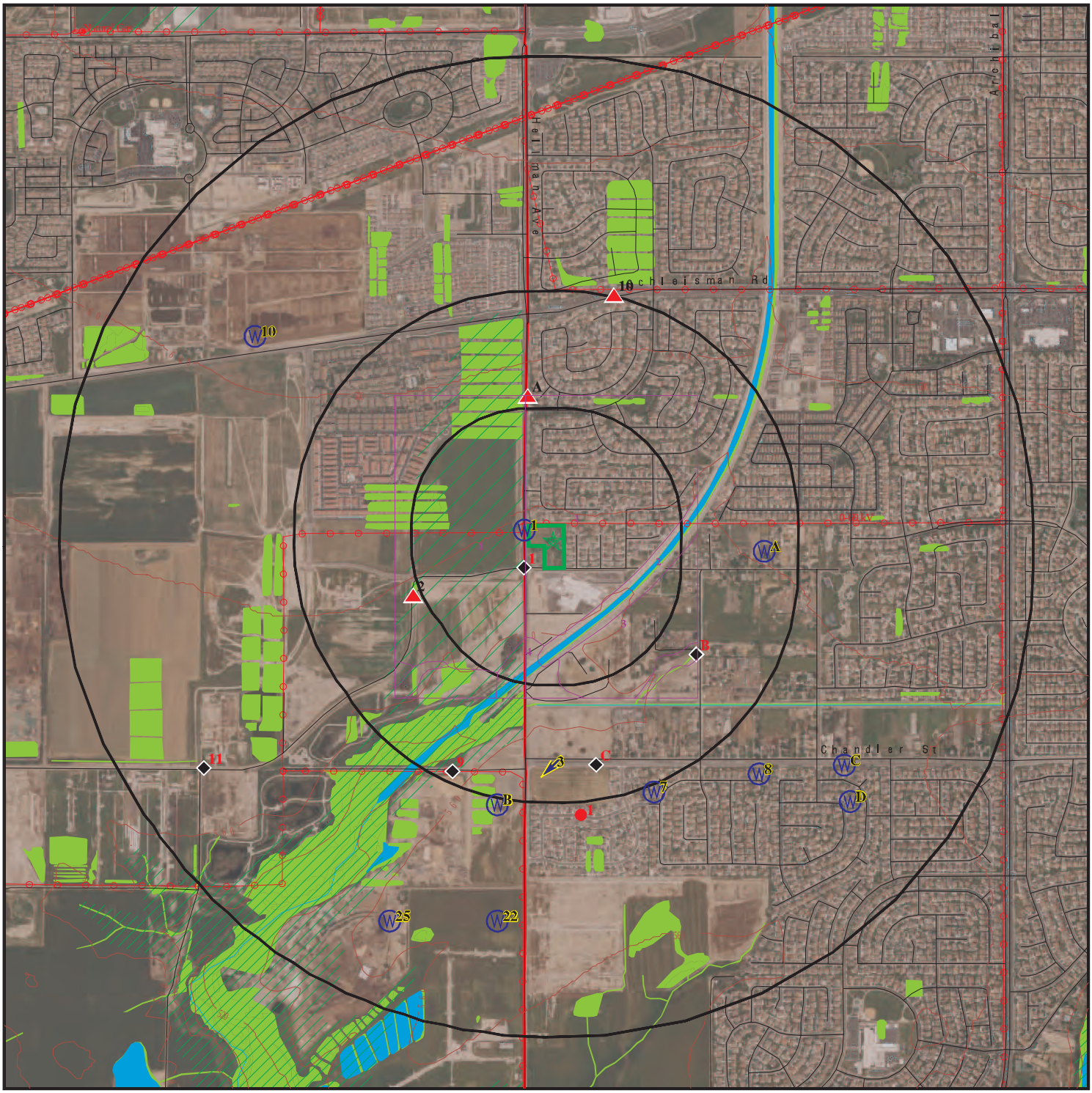
Reg Id: 33490050				
FLAMINGO DAIRY	***14970 CHANDLER RD***	***S 1/4 - 1/2 (0.425 mi.)***	***C8***	***26***
Reg Id: 083302926T				

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 4 records.

Site Name	Database(s)
7-ELEVEN INC. #41903	CERS HAZ WASTE, CERS TANKS, HWTS
	CDL
	CDL
CHINO VALLEY USD PRESERVE 2 SCHOOL	ENVIROSTOR, SCH

OVERVIEW MAP - 7961809.2S



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

County Boundary

Power transmission lines

Pipelines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

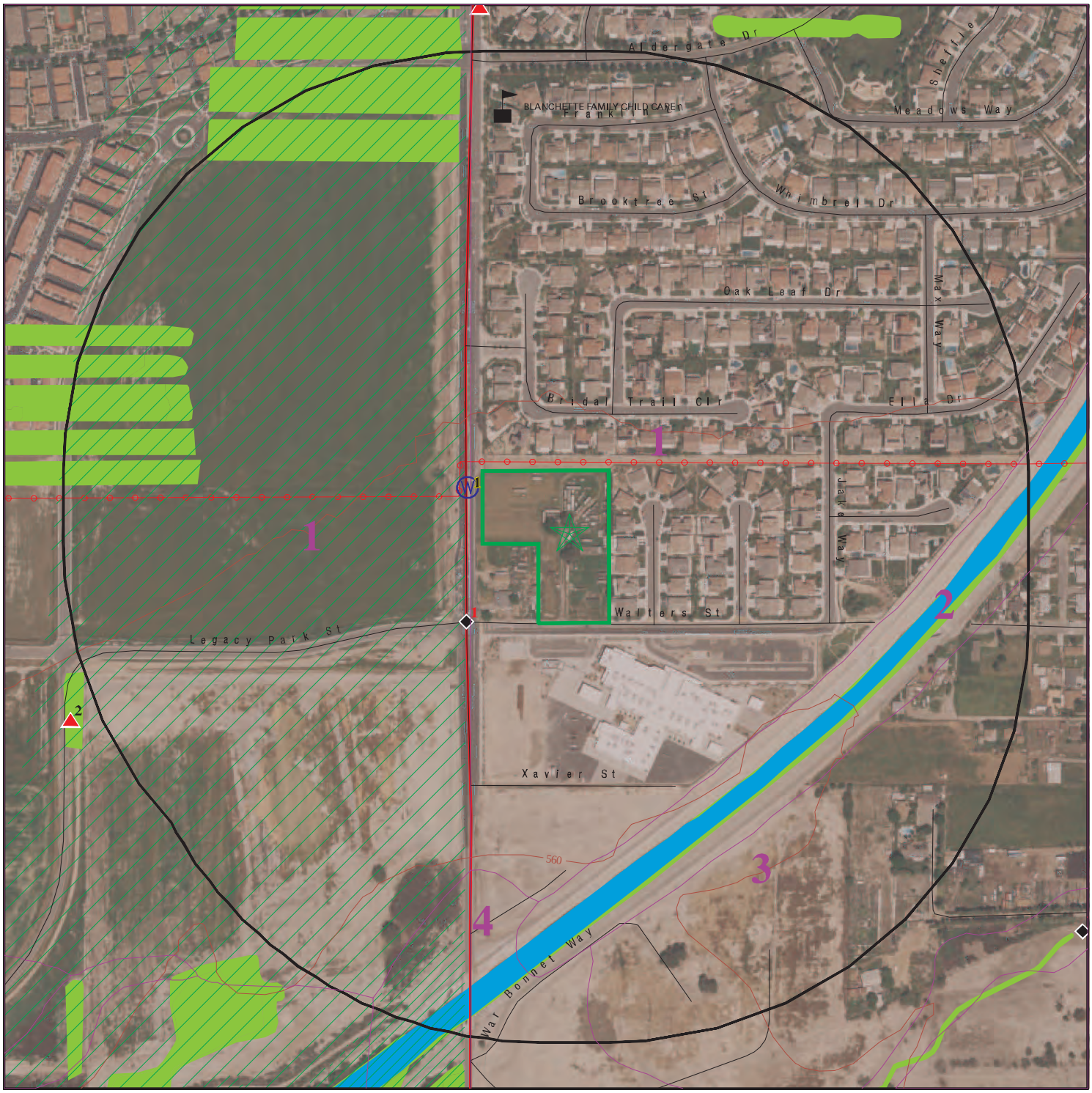
Areas of Concern

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: 7500 Hellman Avenue ADDRESS: 7500 Hellman Avenue Corona CA 92880 LAT/LONG: 33.953021 / 117.60994	CLIENT: Stantec CONTACT: Alicia Ruth Jansen INQUIRY #: 7961809.2s DATE: April 17, 2025 2:38 pm

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DETAIL MAP - 7961809.2S



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
County Boundary
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:	7500 Hellman Avenue	CLIENT:	Stantec
ADDRESS:	7500 Hellman Avenue Corona CA 92880	CONTACT:	Alicia Ruth Jansen
LAT/LONG:	33.953021 / 117.60994	INQUIRY #:	7961809.2s
		DATE:	April 17, 2025 2:38 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	1	NR	NR	1
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		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
Lists of state- and tribal (Superfund) equivalent sites								
RESPONSE	1.000		0	0	0	0	NR	0
Lists of state- and tribal hazardous waste facilities								
ENVIROSTOR	1.000		1	0	1	2	NR	4
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	3	NR	NR	3
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		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
Lists of state and tribal voluntary cleanup sites								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
Lists of state and tribal brownfield sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	TP		NR	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		1	0	NR	NR	NR	1
CDL	TP		NR	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
CERS HAZ WASTE	0.250		0	0	NR	NR	NR	0
US CDL	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
CERS TANKS	0.250		0	0	NR	NR	NR	0
CA FID UST	0.250		0	0	NR	NR	NR	0
Local Land Records								
LIENS	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LIENS 2	TP		NR	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
CHMIRS	TP		NR	NR	NR	NR	NR	0
LDS	TP		NR	NR	NR	NR	NR	0
MCS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
MINES MRDS	0.250		0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
PFAS NPL	0.250		0	0	NR	NR	NR	0
PFAS FEDERAL SITES	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
PFAS TRIS	0.250		0	0	NR	NR	NR	0
PFAS TSCA	0.250		0	0	NR	NR	NR	0
PFAS RCRA MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS ATSDR	0.250		0	0	NR	NR	NR	0
PFAS WQP	0.250		0	0	NR	NR	NR	0
PFAS PROJECT	0.250		0	0	NR	NR	NR	0
PFAS NPDES	0.250		0	0	NR	NR	NR	0
PFAS ECHO	0.250		0	0	NR	NR	NR	0
PFAS ECHO FIRE TRAIN	0.250		0	0	NR	NR	NR	0
PFAS PT 139 AIRPORT	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM NRC	0.250		0	0	NR	NR	NR	0
BIOSOLIDS	TP		NR	NR	NR	NR	NR	0
UST FINDER	0.250		0	0	NR	NR	NR	0
UST FINDER RELEASE	0.500		0	0	3	NR	NR	3
E MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
CHROME PLATING	0.500		0	0	0	NR	NR	0
Cortese	0.500		0	0	3	NR	NR	3
CUPA Listings	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EMI	TP		NR	NR	NR	NR	NR	0
ENF	TP		NR	NR	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
ICE	TP		NR	NR	NR	NR	NR	0
HIST CORTESE	0.500		0	0	4	NR	NR	4
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0
HWTS	TP		NR	NR	NR	NR	NR	0
HAZNET	TP		NR	NR	NR	NR	NR	0
MINES	0.250		0	0	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
PEST LIC	TP		NR	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
HAZMAT	0.250		0	0	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
UIC GEO	TP		NR	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	TP		NR	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
MILITARY PRIV SITES	TP		NR	NR	NR	NR	NR	0
PROJECT	TP		NR	NR	NR	NR	NR	0
WDR	TP		NR	NR	NR	NR	NR	0
CIWQS	TP		NR	NR	NR	NR	NR	0
CERS	TP		NR	NR	NR	NR	NR	0
NON-CASE INFO	TP		NR	NR	NR	NR	NR	0
OTHER OIL GAS	TP		NR	NR	NR	NR	NR	0
PROD WATER PONDS	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
SAMPLING POINT	TP		NR	NR	NR	NR	NR	0
WELL STIM PROJ	TP		NR	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		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	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	0
- Totals --		0	2	0	15	2	0	19

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

1
SW
< 1/8
0.043 mi.
226 ft.

RONDO ELEMENTARY SCHOOL
SOUTHEAST CORNER OF HELLMAN AVENUE & WALTERS STREET
EASTVALE, CA 92880

ENVIROSTOR SCH

S119002121
N/A

Relative:
Lower

Actual:
575 ft.

ENVIROSTOR:

Name:	RONDO ELEMENTARY SCHOOL
Address:	SOUTHEAST CORNER OF HELLMAN AVENUE & WALTERS STREET
City,State,Zip:	EASTVALE, CA 92880
Facility ID:	60002406
Status:	No Further Action
Status Date:	04/14/2017
Site Code:	404934
Site Type:	School Investigation
Site Type Detailed:	School
Acres:	10
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Johnson Abraham
Supervisor:	Shahir Haddad
Division Branch:	Southern California Schools & Brownfields Outreach
Assembly:	63
Senate:	31
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	School District
Latitude:	33.95121
Longitude:	-117.6092
APN:	NONE SPECIFIED
Past Use:	AGRICULTURAL - LIVESTOCK, RESIDENTIAL AREA, VEHICLE MAINTENANCE
Potential COC:	Under Investigation DDD DDE DDT Dioxin (as 2,3,7,8-TCDD TEQ Lead, Organic (tetraethyl lead
Confirmed COC:	30006-NO 30007-NO 30008-NO 30009-NO 30343-NO 31001-NO
Potential Description:	SOIL
Alias Name:	404934
Alias Type:	Project Code (Site Code)
Alias Name:	60002406
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	03/12/2018
Comments:	CRBU processed Form 1554; closeout complete.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Other Report
Completed Date:	08/22/2016
Comments:	District submitted e-copy of Phase I ESA, dated 06/30/16, w/ EOP Application for background purposes.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Tech Memo
Completed Date:	11/29/2016

RONDO ELEMENTARY SCHOOL (Continued) **S119002121**

Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement Application
Completed Date:	08/22/2016
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Report
Completed Date:	04/14/2017
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	09/13/2016
Comments:	Fully executed EOA sent to District via email on 09/13/16 and regular mail on 09/14/16.
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

SCH:

Name:	RONDO ELEMENTARY SCHOOL
Address:	SOUTHEAST CORNER OF HELLMAN AVENUE & WALTERS STREET
City,State,Zip:	EASTVALE, CA 92880
Facility ID:	60002406
Site Type:	School Investigation
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	10
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Johnson Abraham
Supervisor:	Shahir Haddad
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	404934
Assembly:	63
Senate:	31
Special Program Status:	Not reported
Status:	No Further Action
Status Date:	04/14/2017
Restricted Use:	NO
Funding:	School District
Latitude:	33.95121

RONDO ELEMENTARY SCHOOL (Continued) **S119002121**

Longitude:	-117.6092
APN:	NONE SPECIFIED
Past Use:	AGRICULTURAL - LIVESTOCK, RESIDENTIAL AREA, VEHICLE MAINTENANCE
Potential COC:	Under Investigation, DDD, DDE, DDT, Dioxin (as 2,3,7,8-TCDD TEQ, Lead, Organic (tetraethyl lead
Confirmed COC:	30006-NO, 30007-NO, 30008-NO, 30009-NO, 30343-NO, 31001-NO
Potential Description:	SOIL
Alias Name:	404934
Alias Type:	Project Code (Site Code)
Alias Name:	60002406
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	03/12/2018
Comments:	CRBU processed Form 1554; closeout complete.

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Other Report
Completed Date:	08/22/2016
Comments:	District submitted e-copy of Phase I ESA, dated 06/30/16, w/ EOP Application for background purposes.

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Tech Memo
Completed Date:	11/29/2016
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement Application
Completed Date:	08/22/2016
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Report
Completed Date:	04/14/2017
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	09/13/2016
Comments:	Fully executed EOA sent to District via email on 09/13/16 and regular mail on 09/14/16.

Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported

RONDO ELEMENTARY SCHOOL (Continued) **S119002121**

Schedule Due Date: Not reported
Schedule Revised Date: Not reported

2
WSW
1/4-1/2
0.267 mi.
1410 ft.

VANDER LAAN DAIRY
8755 CHINO CORONA RD
CHINO, CA 91710

LUST **S103952284**
Cortese **N/A**
HIST CORTESE
HWTS
CERS

Relative:
Higher

Actual:
577 ft.

LUST:

Name:	VANDER LAAN DAIRY
Address:	8755 CHINO CORONA RD
City,State,Zip:	CHINO, CA 91710
Lead Agency:	SAN BERNARDINO COUNTY
Case Type:	LUST Cleanup Site

Geo Track:

Global Id:	T0607100546
Latitude:	33.944116
Longitude:	-117.613702
Status:	Completed - Case Closed
Status Date:	09/01/1999
Case Worker:	JC
RB Case Number:	083603379T
Local Agency:	SAN BERNARDINO COUNTY
File Location:	Local Agency
Local Case Number:	98101
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Diesel
EPA Region:	9
Coordinate Source:	Google Geocode
Quantity Released Gallons:	Not reported
Begin Date:	10/28/1998
Leak Reported Date:	01/15/1999
How Discovered:	Tank Closure
How Discovered Description:	Not reported
Discharge Source:	Other
Discharge Cause:	Unknown
Stop Method:	Not reported
Stop Description:	Not reported
No Further Action Date:	09/01/1999
CA Water Watershed Name:	Santa Ana River - Middle Santa Ana River - Chino (Split) (801.21)
Dwr Groundwater Subbasin Name:	Upper Santa Ana Valley - Chino (8-002.01)
Disadvantaged Community:	Not reported
CA Enviroscreen 3 Score:	76-80%
CA Enviroscreen 4 Score:	70-75%
Military DOD Site:	No
Facility Project Subtype:	Not reported
RWQCB Region:	SANTA ANA RWQCB (REGION 8)
Claim Number:	Not reported
Claim Status:	Not reported
Site History:	Not reported

LUST:

Global Id:	T0607100546
Contact Type:	Local Agency Caseworker - Primary Caseworker
Contact Name:	JACKSON CRUTSINGER
Organization Name:	SAN BERNARDINO COUNTY

VANDER LAAN DAIRY (Continued) **S103952284**

Address: 620 SOUTH E STREET
City: SAN BERNARDINO
Email: jcrutsinger@sbcfire.org
Phone Number: Not reported

Global Id: T0607100546
Contact Type: Regional Board Caseworker
Contact Name: MIGUEL OVIEDO
Organization Name: SANTA ANA RWQCB (REGION 8)
Address: 3737 Main Street, Suite 500
City: RIVERSIDE
Email: miguel.oviedo@waterboards.ca.gov
Phone Number: 9517823238

LUST:
Global Id: T0607100546
Action Type: Other
Date: 10/28/1998
Action: Leak Discovery

Global Id: T0607100546
Action Type: REMEDIATION
Date: 07/20/1999
Action: Excavation

Global Id: T0607100546
Action Type: ENFORCEMENT
Date: 09/01/1999
Action: Closure/No Further Action Letter

Global Id: T0607100546
Action Type: Other
Date: 01/15/1999
Action: Leak Reported

Global Id: T0607100546
Action Type: ENFORCEMENT
Date: 08/25/1999
Action: Closure/No Further Action Letter

Global Id: T0607100546
Action Type: Other
Date: 10/28/1998
Action: Leak Stopped

LUST:
Global Id: T0607100546
Status: Open - Case Begin Date
Status Date: 10/28/1998

Global Id: T0607100546
Status: Open - Site Assessment
Status Date: 10/28/1998

Global Id: T0607100546
Status: Open - Remediation

VANDER LAAN DAIRY (Continued) **S103952284**

Status Date: 07/20/1999

Global Id: T0607100546
Status: Completed - Case Closed
Status Date: 09/01/1999

LUST REG 8:

Name:	VANDER LAAN DAIRY
Address:	8755 CHINO CORONA RD
City:	CHINO
Region:	8
County:	San Bernardino
Regional Board:	Santa Ana Region
Facility Status:	Case Closed
Case Number:	083603379T
Local Case Num:	98101
Case Type:	Soil only
Substance:	Diesel
Qty Leaked:	Not reported
Abate Method:	Not reported
Cross Street:	HELLMAN
Enf Type:	CLOS
Funding:	Not reported
How Discovered:	Tank Closure
How Stopped:	Not reported
Leak Cause:	UNK
Leak Source:	UNK
Global ID:	T0607100546
How Stopped Date:	10/28/1998
Enter Date:	3/22/1999
Date Confirmation of Leak Began:	10/28/1998
Date Preliminary Assessment Began:	Not reported
Discover Date:	10/28/1998
Enforcement Date:	Not reported
Close Date:	9/1/1999
Date Prelim Assessment Workplan Submitted:	Not reported
Date Pollution Characterization Began:	Not reported
Date Remediation Plan Submitted:	Not reported
Date Remedial Action Underway:	7/20/1999
Date Post Remedial Action Monitoring:	Not reported
Enter Date:	3/22/1999
GW Qualifies:	Not reported
Soil Qualifies:	Not reported
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	33.9458152
Longitude:	-117.6144623
MTBE Date:	Not reported
Max MTBE GW:	Not reported
MTBE Concentration:	0
Max MTBE Soil:	Not reported
MTBE Fuel:	0
MTBE Tested:	Not Required to be Tested.
MTBE Class:	*

VANDER LAAN DAIRY (Continued) **S103952284**

Staff:	TME
Staff Initials:	JC3
Lead Agency:	Local Agency
Local Agency:	36000L
Hydr Basin #:	UPPER SANTA ANA VALL
Beneficial:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Work Suspended:	Not reported
Summary:	Not reported

CORTESE:

Name:	VANDER LAAN DAIRY
Address:	8755 CHINO CORONA RD
City,State,Zip:	CHINO, CA 91710
Region:	CORTESE
Envirostor Id:	Not reported
Global ID:	T0607100546
Site/Facility Type:	LUST CLEANUP SITE
Cleanup Status:	COMPLETED - CASE CLOSED
Status Date:	Not reported
Site Code:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Owner:	Not reported
Enf Type:	Not reported
Swat R:	Not reported
Flag:	active
Order No:	Not reported
Waste Discharge System No:	Not reported
Effective Date:	Not reported
Region 2:	Not reported
WID Id:	Not reported
Solid Waste Id No:	Not reported
Waste Management Uit Name:	Not reported
File Name:	Active Open

HIST CORTESE:

edr_fname:	VANDER LAAN DAIRY
edr_fadd1:	8755
City,State,Zip:	CHINO, CA 91710
Region:	CORTESE
Facility County Code:	36
Reg By:	LTNKA
Reg Id:	083603379T

HWTS:

Name:	ORANGE COUNTY PUBLIC WORKS
Address:	8755 CHINO CORONA RD.
Address 2:	Not reported
City,State,Zip:	CHINO, CA 92880
EPA ID:	CAC003195739
Inactive Date:	12/20/2022
Create Date:	09/20/2022
Last Act Date:	Not reported
Mailing Name:	Not reported

VANDER LAAN DAIRY (Continued) **S103952284**

Mailing Address:	601 N. ROSS ST.
Mailing Address 2:	Not reported
Mailing City,State,Zip:	SANTA ANA, CA 92701
Owner Name:	ORANGE COUNTY PUBLIC WORKS
Owner Address:	601 N. ROSS ST.
Owner Address 2:	Not reported
Owner City,State,Zip:	SANTA ANA, CA 92701
Owner Phone:	Not reported
Owner Fax:	Not reported
Contact Name:	ORANGE COUNTY PUBLIC WORKS
Contact Address:	601 N. ROSS ST.
Contact Address 2:	Not reported
City,State,Zip:	SANTA ANA, CA 92701
Contact Phone:	Not reported
Contact Fax:	Not reported
Facility Status:	Inactive
Facility Type:	Temporary
Category:	State
Latitude:	33.942906999999998
Longitude:	-117.61373699000001

CERS:

Name:	VANDER LAAN DAIRY
Address:	8755 CHINO CORONA RD
City,State,Zip:	CHINO, CA 91710
Site ID:	862655
CERS ID:	T0607100546
CERS Description:	Leaking Underground Storage Tank Cleanup Site

Affiliation:

Affiliation Type Desc:	Local Agency Caseworker
Entity Name:	JACKSON CRUTSINGER - SAN BERNARDINO COUNTY
Entity Title:	Not reported
Affiliation Address:	620 SOUTH E STREET
Affiliation City:	SAN BERNARDINO
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,

Affiliation Type Desc:	Regional Board Caseworker
Entity Name:	MIGUEL OVIEDO - SANTA ANA RWQCB (REGION 8)
Entity Title:	Not reported
Affiliation Address:	3737 Main Street, Suite 500
Affiliation City:	RIVERSIDE
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	9517823238,

A3 **R.T. LEE CONSTRUCTION** **LUST** **S104160153**
North **7200 HELLMAN AVE** **Cortese** **N/A**
1/4-1/2 **CORONA, CA 91720** **HIST CORTESE**
0.276 mi. **CERS**
1459 ft. **Site 1 of 2 in cluster A**

Relative:
Higher

Actual:
595 ft.

LUST:

Name:	R.T. LEE CONSTRUCTION
Address:	7200 HELLMAN AVE
City,State,Zip:	CORONA, CA 91720
Lead Agency:	RIVERSIDE COUNTY
Case Type:	LUST Cleanup Site

Geo Track:

Global Id:	T0606500240
Latitude:	33.953497
Longitude:	-117.6104513
Status:	Completed - Case Closed
Status Date:	08/26/1992
Case Worker:	RIV
RB Case Number:	083301876T
Local Agency:	RIVERSIDE COUNTY
File Location:	Local Agency Warehouse
Local Case Number:	91579
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Gasoline
EPA Region:	9
Coordinate Source:	Google Map Move
Quantity Released Gallons:	Not reported
Begin Date:	05/30/1991
Leak Reported Date:	07/01/1991
How Discovered:	Tank Closure
How Discovered Description:	Not reported
Discharge Source:	Other
Discharge Cause:	Unknown
Stop Method:	Close and Remove Tank
Stop Description:	Not reported
No Further Action Date:	08/26/1992
CA Water Watershed Name:	Santa Ana River - Middle Santa Ana River - Chino (Split) (801.21)
Dwr Groundwater Subbasin Name:	Upper Santa Ana Valley - Chino (8-002.01)
Disadvantaged Community:	Not reported
CA Enviroscreen 3 Score:	61-65%
CA Enviroscreen 4 Score:	60-65%
Military DOD Site:	No
Facility Project Subtype:	Not reported
RWQCB Region:	SANTA ANA RWQCB (REGION 8)
Claim Number:	Not reported
Claim Status:	Not reported
Site History:	Not reported

LUST:

Global Id:	T0606500240
Contact Type:	Regional Board Caseworker
Contact Name:	JESSICA LAW
Organization Name:	SANTA ANA RWQCB (REGION 8)
Address:	3737 Main Street, Suite 500
City:	RIVERSIDE
Email:	jessica.law@waterboards.ca.gov
Phone Number:	9517824381

R.T. LEE CONSTRUCTION (Continued) **S104160153**

Global Id: T0606500240
Contact Type: Local Agency Caseworker - Primary Caseworker
Contact Name: Riverside County LOP
Organization Name: RIVERSIDE COUNTY
Address: 3880 LEMON ST SUITE 200
City: RIVERSIDE
Email: Not reported
Phone Number: 9519558980

LUST:
Global Id: T0606500240
Action Type: Other
Date: 05/30/1991
Action: Leak Discovery

Global Id: T0606500240
Action Type: ENFORCEMENT
Date: 08/25/1992
Action: File review - #RCDEH Upload Site File 10/21/2015

Global Id: T0606500240
Action Type: ENFORCEMENT
Date: 08/26/1992
Action: Closure/No Further Action Letter

Global Id: T0606500240
Action Type: Other
Date: 07/01/1991
Action: Leak Reported

Global Id: T0606500240
Action Type: ENFORCEMENT
Date: 08/26/1992
Action: Closure/No Further Action Letter - #RivCo Closure

Global Id: T0606500240
Action Type: Other
Date: 05/30/1991
Action: Leak Stopped

LUST:
Global Id: T0606500240
Status: Open - Case Begin Date
Status Date: 05/30/1991

Global Id: T0606500240
Status: Open - Site Assessment
Status Date: 07/08/1991

Global Id: T0606500240
Status: Open - Remediation
Status Date: 01/22/1992

Global Id: T0606500240
Status: Completed - Case Closed
Status Date: 08/26/1992

R.T. LEE CONSTRUCTION (Continued) **S104160153**

LUST REG 8:

Name:	R.T. LEE CONSTRUCTION
Address:	7200 HELLMAN AVE
City:	CORONA
Region:	8
County:	Riverside
Regional Board:	Santa Ana Region
Facility Status:	Case Closed
Case Number:	083301876T
Local Case Num:	91579
Case Type:	Soil only
Substance:	Misc. Motor Vehicle Fuels
Qty Leaked:	Not reported
Abate Method:	Excavate and Treat - remove contaminated soil and treat (includes spreading or land farming)
Cross Street:	Not reported
Enf Type:	CLOS
Funding:	Not reported
How Discovered:	Not reported
How Stopped:	Not reported
Leak Cause:	UNK
Leak Source:	UNK
Global ID:	T0606500240
How Stopped Date:	Not reported
Enter Date:	7/20/1991
Date Confirmation of Leak Began:	Not reported
Date Preliminary Assessment Began:	Not reported
Discover Date:	Not reported
Enforcement Date:	Not reported
Close Date:	8/26/1992
Date Prelim Assessment Workplan Submitted:	7/8/1991
Date Pollution Characterization Began:	Not reported
Date Remediation Plan Submitted:	Not reported
Date Remedial Action Underway:	1/22/1992
Date Post Remedial Action Monitoring:	Not reported
Enter Date:	7/20/1991
GW Qualifies:	Not reported
Soil Qualifies:	Not reported
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	33.953497
Longitude:	-117.6104513
MTBE Date:	Not reported
Max MTBE GW:	Not reported
MTBE Concentration:	0
Max MTBE Soil:	Not reported
MTBE Fuel:	0
MTBE Tested:	Not Required to be Tested.
MTBE Class:	*
Staff:	CAB
Staff Initials:	UNK
Lead Agency:	Local Agency
Local Agency:	33000L
Hydr Basin #:	UPPER SANTA ANA VALL
Beneficial:	Not reported

R.T. LEE CONSTRUCTION (Continued) **S104160153**

Priority: Not reported
Cleanup Fund Id: Not reported
Work Suspended: Not reported
Summary: Not reported

RIVERSIDE CO. LUST:
Name: R T LEE CONSTRUCTION
Address: 7200 HELLMAN AVE
City,State,Zip: CORONA, CA
Region: RIVERSIDE
Facility ID: 91579
Employee: Thompson
Site Closed: Yes
Case Type: Soil only
Facility Status: closed/action completed
Casetype Decode: Soil only is impacted
Fstatus Decode: Closed/Action completed

CORTESE:
Name: R.T. LEE CONSTRUCTION
Address: 7200 HELLMAN AVE
City,State,Zip: CORONA, CA 91720
Region: CORTESE
Envirostor Id: Not reported
Global ID: T0606500240
Site/Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Status Date: Not reported
Site Code: Not reported
Latitude: Not reported
Longitude: Not reported
Owner: Not reported
Enf Type: Not reported
Swat R: Not reported
Flag: active
Order No: Not reported
Waste Discharge System No: Not reported
Effective Date: Not reported
Region 2: Not reported
WID Id: Not reported
Solid Waste Id No: Not reported
Waste Management Uit Name: Not reported
File Name: Active Open

HIST CORTESE:
edr_fname: R.T. LEE CONSTRUCTION
edr_fadd1: 7200 HELLMAN
City,State,Zip: CORONA, CA 91720
Region: CORTESE
Facility County Code: 33
Reg By: LTNKA
Reg Id: 083301876T

CERS:
Name: R.T. LEE CONSTRUCTION

R.T. LEE CONSTRUCTION (Continued) **S104160153**

Address:	7200 HELLMAN AVE
City,State,Zip:	CORONA, CA 91720
Site ID:	862262
CERS ID:	T0606500240
CERS Description:	Leaking Underground Storage Tank Cleanup Site

Affiliation:

Affiliation Type Desc:	Regional Board Caseworker
Entity Name:	JESSICA LAW - SANTA ANA RWQCB (REGION 8)
Entity Title:	Not reported
Affiliation Address:	3737 Main Street, Suite 500
Affiliation City:	RIVERSIDE
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	9517824381,

Affiliation Type Desc:	Local Agency Caseworker
Entity Name:	Riverside County LOP - RIVERSIDE COUNTY
Entity Title:	Not reported
Affiliation Address:	3880 LEMON ST SUITE 200
Affiliation City:	RIVERSIDE
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	9519558980,

A4 **R.T. LEE CONSTRUCTION** **UST FINDER RELEASE** **1029095146**
North **7200 HELLMAN AVE** **N/A**
1/4-1/2 **CORONA, CA 91720**
0.276 mi.
1459 ft. **Site 2 of 2 in cluster A**

Relative:
Higher

Actual:
595 ft.

UST FINDER RELEASE:

Object ID:	69657
Facility ID:	Not reported
Lust ID:	CAT0606500240
Name:	R.T. LEE CONSTRUCTION
Address:	7200 HELLMAN AVE
City,State,Zip:	CORONA, CA 91720
Address Match Type:	PointAddress
Reported Date:	Not reported
Status:	No Further Action
Substance:	Not reported
Population within 1500ft:	207
Domestic Wells within 1500ft:	67
Land Use:	Developed, Open Space
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Yes
WHPA PWS Facility ID:	CA3610018_10391
WHPA Water Type:	GW - Ground water
WHPA Facility Type:	WL - Well
WHPA HUC12:	180702030705

R.T. LEE CONSTRUCTION (Continued) **1029095146**

Within 100yr Floodplain:	No
Tribe:	Not reported
EPA Region:	9
NFA Letter 1:	Not reported
NFA Letter 2:	Not reported
NFA Letter 3:	Not reported
NFA Letter 4:	Not reported
Closed With Residual Contaminate:	Not reported
Coordinate Source:	Geocode
X Coord:	-117.61089
Y Coord:	33.9561600000001
Latitude:	33.9561599999999
Longitude:	-117.610889999999

B5 **DUMP - HALL AVENUE** **ENVIROSTOR** **S101481571**
SE **7675 HALL AVENUE** **HIST CORTESE** **N/A**
1/4-1/2 **CORONA, CA 91720**
0.337 mi.
1780 ft. **Site 1 of 2 in cluster B**

Relative: **Lower**
Actual: **569 ft.**

ENVIROSTOR:

Name:	DUMP - HALL AVENUE
Address:	7675 HALL AVENUE
City,State,Zip:	CORONA, CA 91720
Facility ID:	33490050
Status:	Refer: Other Agency
Status Date:	06/10/1991
Site Code:	Not reported
Site Type:	Historical
Site Type Detailed:	* Historical
Acres:	Not reported
NPL:	NO
Regulatory Agencies:	NONE SPECIFIED
Lead Agency:	NONE SPECIFIED
Program Manager:	Not reported
Supervisor:	Referred - Not Assigned
Division Branch:	Cleanup Cypress
Assembly:	63
Senate:	31
Special Program:	* RCRA 3012 - Past Haz Waste Disp Inven Site
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	Not reported
Latitude:	33.95
Longitude:	-117.6041
APN:	NONE SPECIFIED
Past Use:	NONE SPECIFIED
Potential COC:	* HOUSEHOLD WASTES * BIOLOGICAL WASTE OTHER THAN SEWAGE SLUDGE * UNSPECIFIED SOLVENT MIXTURES
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	CAD980892426
Alias Type:	EPA Identification Number
Alias Name:	33490050
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE

DUMP - HALL AVENUE (Continued) **S101481571**

Completed Sub Area Name: Not reported
Completed Document Type: * Discovery
Completed Date: 03/22/1983
Comments: FACILITY IDENTIFIED ID FROM RWQCB COMPLAINTS 1980 FILE. COMPLAINT BY A MRS. SPIDLE. DUMPING SOLVENT ONTO GROUND,UNK VOLUME AT VARIOU INSPECTORS REP: AN EMPTY LOT ON W SIDE OF HALL AVE,ACROSS FROM SPIDLE HOUSE. BEING USED TO ILLEGALLY DUMP ANY & EVERY THING FROM VARIOUS PEOPLE.NO AUTO STARTR OPER CLOSE TO THE FIELD. FINAL STRATEGY SITE REFERRED : TO CO HLTH.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Screening
Completed Date: 06/10/1991
Comments: SSI Reassessment Report was reviewed by Region 4 staff. EPA recommended NFA because: potential for release to air or GW is moderate, GW supplies a small population (mainly dairy farms and grazing for goats) and surface water is not used for drinking. A preliminary HRS I calculation yields a score of 3.98. Staff recommends referral to a local agency.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

HIST CORTESE:
edr_fname: DUMP - HALL AVENUE
edr_fadd1: 7675 HALL
City,State,Zip: CORONA, CA 91720
Region: CORTESE
Facility County Code: 33
Reg By: CALSI
Reg Id: 33490050

B6 **DUMP-HALL AVE** **SEMS-ARCHIVE** **1003878782**
SE **7675 HALL AVE** **CAD980892426**
1/4-1/2 **CORONA, CA 91720**
0.337 mi.
1780 ft. **Site 2 of 2 in cluster B**

Relative:
Lower

Actual:
569 ft.

SEMS Archive:
Site ID: 0902212
EPA ID: CAD980892426
Name: DUMP-HALL AVE
Address: 7675 HALL AVE
Address 2: Not reported
City,State,Zip: CORONA, CA 91720
Cong District: 37
FIPS Code: 06065
FF: N
NPL: Not on the NPL

DUMP-HALL AVE (Continued) **1003878782**

Non NPL Status: NFRAP-Site does not qualify for the NPL based on existing information

SEMS Archive Detail:

Region:	09
Site ID:	0902212
EPA ID:	CAD980892426
Site Name:	DUMP-HALL AVE
NPL:	N
FF:	N
OU:	00
Action Code:	PA
Action Name:	PA
SEQ:	1
Start Date:	1985-04-09 06:00:00
Finish Date:	1985-10-01 05:00:00
Qual:	L
Current Action Lead:	St Perf

Region:	09
Site ID:	0902212
EPA ID:	CAD980892426
Site Name:	DUMP-HALL AVE
NPL:	N
FF:	N
OU:	00
Action Code:	DS
Action Name:	DISCVRY
SEQ:	1
Start Date:	1985-04-01 06:00:00
Finish Date:	1985-04-01 06:00:00
Qual:	Not reported
Current Action Lead:	St Perf

Region:	09
Site ID:	0902212
EPA ID:	CAD980892426
Site Name:	DUMP-HALL AVE
NPL:	N
FF:	N
OU:	00
Action Code:	SI
Action Name:	SI
SEQ:	1
Start Date:	Not reported
Finish Date:	1987-03-01 05:00:00
Qual:	H
Current Action Lead:	St Perf

Region:	09
Site ID:	0902212
EPA ID:	CAD980892426
Site Name:	DUMP-HALL AVE
NPL:	N
FF:	N
OU:	00
Action Code:	SI
Action Name:	SI
SEQ:	2

DUMP-HALL AVE (Continued) **1003878782**

Start Date:	Not reported
Finish Date:	1990-07-13 04:00:00
Qual:	N
Current Action Lead:	EPA Perf
Region:	09
Site ID:	0902212
EPA ID:	CAD980892426
Site Name:	DUMP-HALL AVE
NPL:	N
FF:	N
OU:	00
Action Code:	VS
Action Name:	ARCH SITE
SEQ:	1
Start Date:	Not reported
Finish Date:	1990-07-13 04:00:00
Qual:	Not reported
Current Action Lead:	EPA Perf In-Hse

C7 **FLAMINGO DAIRY** **UST FINDER RELEASE** **1028962171**
South **14970 CHANDLER RD** **N/A**
1/4-1/2 **CORONA, CA 91720**
0.425 mi.
2243 ft. **Site 1 of 2 in cluster C**

Relative: **Lower**

Actual: **569 ft.**

UST FINDER RELEASE:

Object ID:	69661
Facility ID:	Not reported
Lust ID:	CAT0606500481
Name:	FLAMINGO DAIRY
Address:	14970 CHANDLER RD
City,State,Zip:	CORONA, CA 91720
Address Match Type:	PointAddress
Reported Date:	Not reported
Status:	No Further Action
Substance:	Not reported
Population within 1500ft:	293
Domestic Wells within 1500ft:	59
Land Use:	Developed, Medium Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Yes
WHPA PWS Facility ID:	CA3610018_10391
WHPA Water Type:	GW - Ground water
WHPA Facility Type:	WL - Well
WHPA HUC12:	180702030705
Within 100yr Floodplain:	No
Tribe:	Not reported
EPA Region:	9
NFA Letter 1:	Not reported
NFA Letter 2:	Not reported
NFA Letter 3:	Not reported
NFA Letter 4:	Not reported

FLAMINGO DAIRY (Continued) **1028962171**

Closed With Residual Contaminate:	Not reported
Coordinate Source:	Geocode
X Coord:	-117.61029
Y Coord:	33.9462300000001
Latitude:	33.94623
Longitude:	-117.61029

C8 **FLAMINGO DAIRY** **LUST** **S103065183**
South **14970 CHANDLER RD** **Cortese** **N/A**
1/4-1/2 **CORONA, CA 91720** **EMI**
0.425 mi. **HIST CORTESE**
2243 ft. **Site 2 of 2 in cluster C** **WDS**
CERS

Relative:
Lower

Actual:
569 ft.

LUST:

Name:	FLAMINGO DAIRY
Address:	14970 CHANDLER RD
City,State,Zip:	CORONA, CA 91720
Lead Agency:	SANTA ANA RWQCB (REGION 8)
Case Type:	LUST Cleanup Site

Geo Track:

Global Id:	T0606500481
Latitude:	33.9444159
Longitude:	-117.60864
Status:	Completed - Case Closed
Status Date:	04/07/1999
Case Worker:	JML
RB Case Number:	083302926T
Local Agency:	RIVERSIDE COUNTY
File Location:	Not reported
Local Case Number:	Not reported
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Gasoline
EPA Region:	9
Coordinate Source:	Google Geocode
Quantity Released Gallons:	Not reported
Begin Date:	01/30/1996
Leak Reported Date:	01/31/1996
How Discovered:	Tank Closure
How Discovered Description:	Not reported
Discharge Source:	Other
Discharge Cause:	Unknown
Stop Method:	Not reported
Stop Description:	Not reported
No Further Action Date:	04/07/1999
CA Water Watershed Name:	Santa Ana River - Middle Santa Ana River - Chino (Split) (801.21)
Dwr Groundwater Subbasin Name:	Upper Santa Ana Valley - Chino (8-002.01)
Disadvantaged Community:	Not reported
CA Enviroscreen 3 Score:	61-65%
CA Enviroscreen 4 Score:	60-65%
Military DOD Site:	No
Facility Project Subtype:	Not reported
RWQCB Region:	SANTA ANA RWQCB (REGION 8)
Claim Number:	Not reported
Claim Status:	Not reported
Site History:	Not reported

FLAMINGO DAIRY (Continued) **S103065183**

LUST:
Global Id: T0606500481
Contact Type: Regional Board Caseworker - Primary Caseworker
Contact Name: JESSICA LAW
Organization Name: SANTA ANA RWQCB (REGION 8)
Address: 3737 Main Street, Suite 500
City: RIVERSIDE
Email: jessica.law@waterboards.ca.gov
Phone Number: 9517824381

Global Id: T0606500481
Contact Type: Local Agency Caseworker
Contact Name: Riverside County LOP
Organization Name: RIVERSIDE COUNTY
Address: 3880 LEMON ST SUITE 200
City: RIVERSIDE
Email: Not reported
Phone Number: 9519558980

LUST:
Global Id: T0606500481
Action Type: Other
Date: 01/30/1996
Action: Leak Discovery

Global Id: T0606500481
Action Type: ENFORCEMENT
Date: 04/07/1999
Action: Closure/No Further Action Letter

Global Id: T0606500481
Action Type: Other
Date: 01/31/1996
Action: Leak Reported

LUST:
Global Id: T0606500481
Status: Open - Case Begin Date
Status Date: 01/30/1996

Global Id: T0606500481
Status: Open - Site Assessment
Status Date: 01/30/1996

Global Id: T0606500481
Status: Completed - Case Closed
Status Date: 04/07/1999

LUST REG 8:
Name: FLAMINGO DAIRY
Address: 14970 CHANDLER RD
City: CORONA
Region: 8
County: Riverside

FLAMINGO DAIRY (Continued) **S103065183**

Regional Board:	Santa Ana Region
Facility Status:	Case Closed
Case Number:	083302926T
Local Case Num:	Not reported
Case Type:	Soil only
Substance:	Gasoline
Qty Leaked:	Not reported
Abate Method:	Not reported
Cross Street:	Not reported
Enf Type:	Not reported
Funding:	Not reported
How Discovered:	Tank Closure
How Stopped:	Not reported
Leak Cause:	UNK
Leak Source:	UNK
Global ID:	T0606500481
How Stopped Date:	Not reported
Enter Date:	11/12/1996
Date Confirmation of Leak Began:	1/30/1996
Date Preliminary Assessment Began:	Not reported
Discover Date:	1/30/1996
Enforcement Date:	Not reported
Close Date:	4/7/1999
Date Prelim Assessment Workplan Submitted:	Not reported
Date Pollution Characterization Began:	Not reported
Date Remediation Plan Submitted:	Not reported
Date Remedial Action Underway:	Not reported
Date Post Remedial Action Monitoring:	Not reported
Enter Date:	11/12/1996
GW Qualifies:	Not reported
Soil Qualifies:	Not reported
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	33.9459612
Longitude:	-117.6099772
MTBE Date:	Not reported
Max MTBE GW:	Not reported
MTBE Concentration:	0
Max MTBE Soil:	Not reported
MTBE Fuel:	1
MTBE Tested:	Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.
MTBE Class:	*
Staff:	VJJ
Staff Initials:	UNK
Lead Agency:	Regional Board
Local Agency:	33000L
Hydr Basin #:	UPPER SANTA ANA VALL
Beneficial:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Work Suspended:	Not reported

Summary: REQUESTING CHARACTERIZATION

CORTESE:
Name: FLAMINGO DAIRY

FLAMINGO DAIRY (Continued) **S103065183**

Address:	14970 CHANDLER RD
City,State,Zip:	CORONA, CA 91720
Region:	CORTESE
Envirostor Id:	Not reported
Global ID:	T0606500481
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

EMI:

Name:	SYANN DAIRY #4
Address:	14970 CHANDLER
City,State,Zip:	CORONA, CA 92880
Year:	2008
County Code:	33
Air Basin:	SC
Facility ID:	154067
Air District Name:	SC
SIC Code:	241
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	6.513026052104208416
Reactive Organic Gases Tons/Yr:	4.55
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	1.48
Part. Matter 10 Micrometers and Smllr Tons/Yr:	.724164

Name:	SYANN DAIRY #4
Address:	14970 CHANDLER
City,State,Zip:	CORONA, CA 92880
Year:	2009
County Code:	33
Air Basin:	SC
Facility ID:	154067
Air District Name:	SC
SIC Code:	241
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported

FLAMINGO DAIRY (Continued) **S103065183**

Total Organic Hydrocarbon Gases Tons/Yr:	5.3821929573432499
Reactive Organic Gases Tons/Yr:	3.7599999999999998
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	1.49
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0.72905699999999996

Name:	SYANN DAIRY #4
Address:	14970 CHANDLER
City,State,Zip:	CORONA, CA 92880
Year:	2010
County Code:	33
Air Basin:	SC
Facility ID:	154067
Air District Name:	SC
SIC Code:	241
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	5.4018751789292798
Reactive Organic Gases Tons/Yr:	3.7737500000000002
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	1.4952000000000001
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0.73160135999999998

Name:	SYANN DAIRY #4
Address:	14970 CHANDLER
City,State,Zip:	CORONA, CA 92880
Year:	2011
County Code:	33
Air Basin:	SC
Facility ID:	154067
Air District Name:	SC
SIC Code:	241
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	5.4018751789
Reactive Organic Gases Tons/Yr:	3.77375
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	1.4952
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0.73160136

Name:	SYANN DAIRY #4
Address:	14970 CHANDLER
City,State,Zip:	CORONA, CA 92880
Year:	2012
County Code:	33
Air Basin:	SC
Facility ID:	154067
Air District Name:	SC
SIC Code:	241

FLAMINGO DAIRY (Continued) **S103065183**

Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	4.1583166333
Reactive Organic Gases Tons/Yr:	2.905
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	1.424
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0.6967632

HIST CORTESE:

edr_fname:	FLAMINGO DAIRY
edr_fadd1:	14970
City,State,Zip:	CORONA, CA 91720
Region:	CORTESE
Facility County Code:	33
Reg By:	LTNKA
Reg Id:	083302926T

WDS:

Name:	FLAMINGO DAIRY
Address:	14970 CHANDLER AVE
City:	CORONA
Facility ID:	Santa Ana River 335221001
Facility Type:	Agricultural - Facility that treats and/or disposes of the wastes associated with confined and concentrated animal feeding, confined animal feeding, confined animal holding, confined and concentrated aquatic animal production facilities, and aquaculture. the treatment and/or disposal of agricultural return water is included in this category.
Facility Status:	Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.
NPDES Number:	CAG018001 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board
Subregion:	8
Facility Telephone:	Not reported
Facility Contact:	R.M. MCCUNE OR R.F. STANLEY
Agency Name:	MC CUNE JIM
Agency Address:	PO BOX 1295
Agency City,St,Zip:	CORONA 928781295
Agency Contact:	JIM MC CUNE
Agency Telephone:	9097377251
Agency Type:	Private
SIC Code:	241
SIC Code 2:	Not reported
Primary Waste Type:	Nonhazardous Solid Wastes/Influent or Solid Wastes that contain nonhazardous putrescible and non putrescible solid, semisolid, and liquid wastes (E.G., garbage, trash, refuse, paper, demolition and construction wastes, manure, vegetable or animal solid and semisolid waste).
Primary Waste:	STORMS
Waste Type2:	N
Waste2:	Stormwater Runoff
Primary Waste Type:	Nonhazardous Solid Wastes/Influent or Solid Wastes that contain nonhazardous putrescible and non putrescible solid, semisolid, and

FLAMINGO DAIRY (Continued) **S103065183**

liquid wastes (E.G., garbage, trash, refuse, paper, demolition and construction wastes, manure, vegetable or animal solid and semisolid waste).
Secondary Waste: Solid Wastes
Secondary Waste Type: Nonhazardous Solid Wastes/Influent or Solid Wastes that contain nonhazardous putrescible and non putrescible solid, semisolid, and liquid wastes (E.G., garbage, trash, refuse, paper, demolition and construction wastes, manure, vegetable or animal solid and semisolid waste).
Design Flow: 0
Baseline Flow: 0
Reclamation: No reclamation requirements associated with this facility.
POTW: The facility is not a POTW.
Treat To Water: Moderate Threat to Water Quality. A violation could have a major adverse impact on receiving biota, can cause aesthetic impairment to a significant human population, or render unusable a potential domestic or municipal water supply. Awsthetic impairment would include nuisance from a waste treatment facility.
Complexity: Category C - Facilities having no waste treatment systems, such as cooling water dischargers or thosewho must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface disposal, or dischargers having waste storage systems with land disposal such as dairy waste ponds.

CERS:
Name: FLAMINGO DAIRY
Address: 14970 CHANDLER RD
City,State,Zip: CORONA, CA 91720
Site ID: 913695
CERS ID: T0606500481
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Local Agency Caseworker
Entity Name: Riverside County LOP - RIVERSIDE COUNTY
Entity Title: Not reported
Affiliation Address: 3880 LEMON ST SUITE 200
Affiliation City: RIVERSIDE
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 9519558980,

Name: SYANN DAIRY #4
Address: 14970 CHANDLER
City,State,Zip: CORONA, CA 92880
Site ID: 497378
CERS ID: 110041393328
CERS Description: US EPA Air Emission Inventory System (EIS)

Affiliation:
Affiliation Type Desc: Environmental Contact
Entity Name: MARK VANDER DUSSEN
Entity Title: Not reported
Affiliation Address: 14950 RIVER ROAD
Affiliation City: CORONA

FLAMINGO DAIRY (Continued) **S103065183**

Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

9
SSW
1/4-1/2
0.475 mi.
2509 ft.

VANDER LAAN DAIRY
8755 CHINO CORONA RD
CHINO, CA 91710

UST FINDER RELEASE **1029126645**
N/A

Relative:
Lower

Actual:
554 ft.

UST FINDER RELEASE:

Object ID:	69645
Facility ID:	Not reported
Lust ID:	CAT0607100546
Name:	VANDER LAAN DAIRY
Address:	8755 CHINO CORONA RD
City,State,Zip:	CHINO, CA 91710
Address Match Type:	PointAddress
Reported Date:	Not reported
Status:	No Further Action
Substance:	Not reported
Population within 1500ft:	93
Domestic Wells within 1500ft:	19
Land Use:	Developed, Open Space
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Yes
WHPA PWS Facility ID:	CA3610018_10391
WHPA Water Type:	GW - Ground water
WHPA Facility Type:	WL - Well
WHPA HUC12:	180702030705
Within 100yr Floodplain:	No
Tribe:	Not reported
EPA Region:	9
NFA Letter 1:	Not reported
NFA Letter 2:	Not reported
NFA Letter 3:	Not reported
NFA Letter 4:	Not reported
Closed With Residual Contaminate:	Not reported
Coordinate Source:	Geocode
X Coord:	-117.61367
Y Coord:	33.9459400000001
Latitude:	33.94594
Longitude:	-117.613669999999

10 NNE 1/2-1 0.503 mi. 2655 ft. | **LEGEND DAIRY FARMS-SCHLEISMAN**
14955 SCHLEISMAN
CORONA, CA 91720 | **ENVIROSTOR VCP WDS** | **S103866533 N/A**

Relative: Higher

Actual: 606 ft.

ENVIROSTOR:

Name:	PIETERSMA DAIRY (FORMER)
Address:	14955 SCHLEISMAN ROAD
City,State,Zip:	CORONA, CA 92880
Facility ID:	60000781
Status:	Certified
Status Date:	06/30/2010
Site Code:	401398
Site Type:	Voluntary Cleanup
Site Type Detailed:	Voluntary Agreement
Acres:	54
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Joseph Cully
Supervisor:	* Douglas Bautista
Division Branch:	Cleanup Cypress
Assembly:	63
Senate:	31
Special Program:	Voluntary Agreement - Standard Voluntary Agreement
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	Responsible Party
Latitude:	33.96081
Longitude:	-117.6085
APN:	NONE SPECIFIED
Past Use:	AGRICULTURAL - LIVESTOCK
Potential COC:	Chlordane
Confirmed COC:	30004-NO
Potential Description:	SOIL
Alias Name:	110033605891
Alias Type:	EPA (FRS #)
Alias Name:	401398
Alias Type:	Project Code (Site Code)
Alias Name:	60000781
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Standard Voluntary Agreement
Completed Date:	12/21/2007
Comments:	Agreement Fully Executed.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Removal Action Workplan
Completed Date:	07/15/2009
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Removal Action Completion Report
Completed Date:	01/19/2010

LEGEND DAIRY FARMS-SCHLEISMAN (Continued) **S103866533**

Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 04/02/2009
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Workplan
Completed Date: 12/16/2008
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 12/18/2008
Comments: DTSC approved this document.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 06/30/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 10/13/2009
Comments: Letter sent on October 13, 2009.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

VCP:
Name: PIETERSMA DAIRY (FORMER)
Address: 14955 SCHLEISMAN ROAD
City,State,Zip: CORONA, CA 92880
Facility ID: 60000781
Site Type: Voluntary Cleanup
Site Type Detail: Voluntary Agreement
Site Mgmt. Req.: NONE SPECIFIED
Acres: 54
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Joseph Cully
Supervisor: * Douglas Bautista

LEGEND DAIRY FARMS-SCHLEISMAN (Continued) **S103866533**

Division Branch:	Cleanup Cypress
Site Code:	401398
Assembly:	63
Senate:	31
Special Programs Code:	Voluntary Agreement - Standard Voluntary Agreement
Status:	Certified
Status Date:	06/30/2010
Restricted Use:	NO
Funding:	Responsible Party
Lat/Long:	33.96081 / -117.6085
APN:	NONE SPECIFIED
Past Use:	AGRICULTURAL - LIVESTOCK
Potential COC:	30004
Confirmed COC:	30004-NO
Potential Description:	SOIL
Alias Name:	110033605891
Alias Type:	EPA (FRS #)
Alias Name:	401398
Alias Type:	Project Code (Site Code)
Alias Name:	60000781
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Standard Voluntary Agreement
Completed Date:	12/21/2007
Comments:	Agreement Fully Executed.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Removal Action Workplan
Completed Date:	07/15/2009
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Removal Action Completion Report
Completed Date:	01/19/2010
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Report
Completed Date:	04/02/2009
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Technical Workplan
Completed Date:	12/16/2008
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Technical Report
Completed Date:	12/18/2008
Comments:	DTSC approved this document.

LEGEND DAIRY FARMS-SCHLEISMAN (Continued) **S103866533**

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Certification
Completed Date:	06/30/2010
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Annual Oversight Cost Estimate
Completed Date:	10/13/2009
Comments:	Letter sent on October 13, 2009.

Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

WDS:

Name:	LEGEND DAIRY FARMS-SCHLEISMAN
Address:	14955 SCHLEISMAN
City:	CORONA
Facility ID:	Santa Ana River 335532001
Facility Type:	Agricultural - Facility that treats and/or disposes of the wastes associated with confined and concentrated animal feeding, confined animal feeding, confined animal holding, confined and concentrated aquatic animal production facilities, and aquaculture. the treatment and/or disposal of agricultural return water is included in this category.
Facility Status:	Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.
NPDES Number:	CAG018001 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board
Subregion:	8
Facility Telephone:	Not reported
Facility Contact:	RON PIETERSMA
Agency Name:	PIETERSMA RON
Agency Address:	PO BOX 2500
Agency City,St,Zip:	CHINO 91708
Agency Contact:	RON PIETERSMA
Agency Telephone:	9096272100
Agency Type:	Private
SIC Code:	241
SIC Code 2:	Not reported
Primary Waste Type:	Nonhazardous Solid Wastes/Influent or Solid Wastes that contain nonhazardous putrescible and non putrescible solid, semisolid, and liquid wastes (E.G., garbage, trash, refuse, paper, demolition and construction wastes, manure, vegetable or animal solid and semisolid waste).
Primary Waste:	STORMS
Waste Type2:	D
Waste2:	Stormwater Runoff
Primary Waste Type:	Nonhazardous Solid Wastes/Influent or Solid Wastes that contain

LEGEND DAIRY FARMS-SCHLEISMAN (Continued) **S103866533**

	nonhazardous putrescible and non putrescible solid, semisolid, and liquid wastes (E.G., garbage, trash, refuse, paper, demolition and construction wastes, manure, vegetable or animal solid and semisolid waste).
Secondary Waste:	Washwater Waste (Product washwater wastes: E.G., photo reuse wastewater, vegetable washwater)
Secondary Waste Type:	Designated/Influent or Solid Wastes that pose a significant threat to water quality because of their high concentrations (E.G., BOD, Hardness, TRF, Chloride). 'Manageable' hazardous wastes (E.G., inorganic salts and heavy metals) are included in this category.
Design Flow:	0
Baseline Flow:	0
Reclamation:	No reclamation requirements associated with this facility.
POTW:	The facility is not a POTW.
Treat To Water:	Moderate Threat to Water Quality. A violation could have a major adverse impact on receiving biota, can cause aesthetic impairment to a significant human population, or render unusable a potential domestic or municipal water supply. Awsthetic impairment would include nuisance from a waste treatment facility.
Complexity:	Category C - Facilities having no waste treatment systems, such as cooling water dischargers or thosewho must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface disposal, or dischargers having waste storage systems with land disposal such as dairy waste ponds.

11
WSW
1/2-1
0.839 mi.
4428 ft.

RODRIGUEZ DAIRY **ENVIROSTOR** **S106797654**
8340 AND 8342 CHINO CORONA ROAD **N/A**
CHINO, CA 91708

Relative:
Lower

Actual:
568 ft.

ENVIROSTOR:

Name:	RODRIGUEZ DAIRY
Address:	8340 AND 8342 CHINO CORONA ROAD
City,State,Zip:	CHINO, CA 91708
Facility ID:	36020004
Status:	Refer: 1248 Local Agency
Status Date:	06/07/2004
Site Code:	Not reported
Site Type:	Evaluation
Site Type Detailed:	Evaluation
Acres:	Not reported
NPL:	NO
Regulatory Agencies:	NONE SPECIFIED
Lead Agency:	NONE SPECIFIED
Program Manager:	Not reported
Supervisor:	Referred - Not Assigned
Division Branch:	Cleanup Cypress
Assembly:	59
Senate:	22
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	Not Applicable
Latitude:	33.94604
Longitude:	-117.6229
APN:	NONE SPECIFIED

RODRIGUEZ DAIRY (Continued) **S106797654**

Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: 36020004
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: Not reported
Completed Sub Area Name: Not reported
Completed Document Type: Not reported
Completed Date: Not reported
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

Count: 4 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
CHINO	S107538696		HELLMAN AVE N MCCARTI RD		CDL
CHINO	S129489320	7-ELEVEN INC. #41903	15666 HELLMAN AVE	91708	CERS HAZ WASTE, CERS TANKS, H
CHINO	S125431932	CHINO VALLEY USD PRESERVE 2 SCHOOL	SOUTHWEST OF PRESERVE LOOP AND	91708	ENVIROSTOR, SCH
CORONA	S107540311		PRADO BASIN, AT HELLMAN RD AND	92880	CDL

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

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: 12/19/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/21/2025
Number of Days to Update: 19

Source: EPA
Telephone: N/A
Last EDR Contact: 04/01/2025
Next Scheduled EDR Contact: 07/07/2025
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 3
Telephone 215-814-5418

EPA Region 4
Telephone 404-562-8033

EPA Region 5
Telephone 312-886-6686

EPA Region 10
Telephone 206-553-8665

EPA Region 6
Telephone: 214-655-6659

EPA Region 7
Telephone: 913-551-7247

EPA Region 8
Telephone: 303-312-6774

EPA Region 9
Telephone: 415-947-4246

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 12/19/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/21/2025
Number of Days to Update: 19

Source: EPA
Telephone: N/A
Last EDR Contact: 04/01/2025
Next Scheduled EDR Contact: 07/07/2025
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

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: 12/19/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/21/2025
Number of Days to Update: 19

Source: EPA
Telephone: N/A
Last EDR Contact: 04/01/2025
Next Scheduled EDR Contact: 07/07/2025
Data Release Frequency: Quarterly

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 11/20/2024
Date Data Arrived at EDR: 12/18/2024
Date Made Active in Reports: 12/20/2024
Number of Days to Update: 2

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 03/27/2025
Next Scheduled EDR Contact: 07/07/2025
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 12/19/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/21/2025
Number of Days to Update: 19

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 04/01/2025
Next Scheduled EDR Contact: 07/21/2025
Data Release Frequency: Quarterly

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 12/19/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/21/2025
Number of Days to Update: 19

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 04/01/2025
Next Scheduled EDR Contact: 07/21/2025
Data Release Frequency: Quarterly

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 02/17/2025
Date Data Arrived at EDR: 02/19/2025
Date Made Active in Reports: 03/06/2025
Number of Days to Update: 15

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 03/18/2025
Next Scheduled EDR Contact: 06/30/2025
Data Release Frequency: Quarterly

Lists of Federal RCRA TSD facilities

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 02/17/2025
Date Data Arrived at EDR: 02/19/2025
Date Made Active in Reports: 03/06/2025
Number of Days to Update: 15

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/18/2025
Next Scheduled EDR Contact: 06/30/2025
Data Release Frequency: Quarterly

Lists of Federal RCRA generators

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 02/17/2025
Date Data Arrived at EDR: 02/19/2025
Date Made Active in Reports: 03/06/2025
Number of Days to Update: 15

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/18/2025
Next Scheduled EDR Contact: 06/30/2025
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 02/17/2025
Date Data Arrived at EDR: 02/19/2025
Date Made Active in Reports: 03/06/2025
Number of Days to Update: 15

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/18/2025
Next Scheduled EDR Contact: 06/30/2025
Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 02/17/2025
Date Data Arrived at EDR: 02/19/2025
Date Made Active in Reports: 03/06/2025
Number of Days to Update: 15

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/18/2025
Next Scheduled EDR Contact: 06/30/2025
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 11/11/2024
Date Data Arrived at EDR: 11/25/2024
Date Made Active in Reports: 02/18/2025
Number of Days to Update: 85

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 03/04/2025
Next Scheduled EDR Contact: 05/19/2025
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 11/04/2024
Date Data Arrived at EDR: 11/15/2024
Date Made Active in Reports: 02/11/2025
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/18/2025
Next Scheduled EDR Contact: 12/02/2024
Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 11/04/2024
Date Data Arrived at EDR: 11/15/2024
Date Made Active in Reports: 02/11/2025
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/18/2025
Next Scheduled EDR Contact: 06/02/2025
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: 12/03/2024
Date Data Arrived at EDR: 12/11/2024
Date Made Active in Reports: 02/18/2025
Number of Days to Update: 69

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 03/18/2025
Next Scheduled EDR Contact: 06/30/2025
Data Release Frequency: Quarterly

Lists of state- and tribal (Superfund) equivalent sites

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 01/21/2025
Date Data Arrived at EDR: 01/22/2025
Date Made Active in Reports: 04/03/2025
Number of Days to Update: 71

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Quarterly

Lists of state- and tribal hazardous waste facilities

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 01/21/2025
Date Data Arrived at EDR: 01/22/2025
Date Made Active in Reports: 04/03/2025
Number of Days to Update: 71

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Quarterly

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 11/04/2024
Date Data Arrived at EDR: 11/06/2024
Date Made Active in Reports: 01/31/2025
Number of Days to Update: 86

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 02/04/2025
Next Scheduled EDR Contact: 05/19/2025
Data Release Frequency: Quarterly

Lists of state and tribal leaking storage tanks

LUST: Leaking Underground Fuel Tank Report (GEOTRACKER)
Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 02/24/2025
Date Data Arrived at EDR: 02/24/2025
Date Made Active in Reports: 02/26/2025
Number of Days to Update: 2
Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 02/24/2025
Next Scheduled EDR Contact: 06/16/2025
Data Release Frequency: Quarterly

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 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 6L: Leaking Underground Storage Tank Case Listing
For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27
Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9
Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

LUST REG 7: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27
Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks
California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 1: Active Toxic Site Investigation
Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List
Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: 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

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 11/18/2024
Date Data Arrived at EDR: 01/16/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 81

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 04/09/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 11/18/2024
Date Data Arrived at EDR: 01/16/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 81

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 04/09/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 11/18/2024
Date Data Arrived at EDR: 01/16/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 81
Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 04/09/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 01/07/2025
Date Data Arrived at EDR: 01/16/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 81
Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 04/09/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 11/18/2024
Date Data Arrived at EDR: 01/16/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 81
Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 11/18/2024
Date Data Arrived at EDR: 01/16/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 81
Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 04/09/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 11/18/2024
Date Data Arrived at EDR: 01/16/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 81
Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 04/09/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 01/07/2025
Date Data Arrived at EDR: 01/16/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 81
Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 04/09/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

CPS-SLIC: Statewide SLIC Cases (GEOTRACKER)
Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 02/24/2025
Date Data Arrived at EDR: 02/24/2025
Date Made Active in Reports: 02/26/2025
Number of Days to Update: 2
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 02/24/2025
Next Scheduled EDR Contact: 06/16/2025
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 6L: SLIC Sites
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: No Update Planned

Lists of state and tribal registered storage tanks

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 08/12/2024
Date Data Arrived at EDR: 10/30/2024
Date Made Active in Reports: 01/14/2025
Number of Days to Update: 76

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 03/26/2025
Next Scheduled EDR Contact: 07/14/2025
Data Release Frequency: Varies

UST CLOSURE: Proposed Closure of Underground Storage Tank (UST) Cases
UST cases that are being considered for closure by either the State Water Resources Control Board or the Executive Director have been posted for a 60-day public comment period. UST Case Closures being proposed for consideration by the State Water Resources Control Board. These are primarily UST cases that meet closure criteria under the decisional framework in State Water Board Resolution No. 92-49 and other Board orders. UST Case Closures proposed for consideration by the Executive Director pursuant to State Water Board Resolution No. 2012-0061. These are cases that meet the criteria of the Low-Threat UST Case Closure Policy. UST Case Closure Review Denials and Approved Orders.

Date of Government Version: 11/25/2024
Date Data Arrived at EDR: 12/03/2024
Date Made Active in Reports: 01/07/2025
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: 916-327-7844
Last EDR Contact: 03/04/2025
Next Scheduled EDR Contact: 06/16/2025
Data Release Frequency: Varies

MILITARY UST SITES: Military UST Sites (GEOTRACKER)
Military ust sites

Date of Government Version: 02/24/2025
Date Data Arrived at EDR: 02/24/2025
Date Made Active in Reports: 02/26/2025
Number of Days to Update: 2

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 02/24/2025
Next Scheduled EDR Contact: 06/16/2025
Data Release Frequency: Varies

UST: Active UST Facilities
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 11/26/2024
Date Data Arrived at EDR: 11/26/2024
Date Made Active in Reports: 02/20/2025
Number of Days to Update: 86

Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 03/04/2025
Next Scheduled EDR Contact: 06/16/2025
Data Release Frequency: Semi-Annually

AST: Aboveground Petroleum Storage Tank Facilities
A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 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: 03/05/2025
Next Scheduled EDR Contact: 06/23/2025
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 11/18/2024
Date Data Arrived at EDR: 01/16/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 81

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 04/09/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 11/18/2024
Date Data Arrived at EDR: 01/16/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 81

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 04/09/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 01/07/2025
Date Data Arrived at EDR: 01/16/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 81

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 04/09/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 11/08/2024
Date Data Arrived at EDR: 01/16/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 81

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 04/09/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 11/18/2024
Date Data Arrived at EDR: 01/16/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 81

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 04/09/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 11/18/2024
Date Data Arrived at EDR: 01/16/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 81

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 04/09/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 10/15/2024
Date Data Arrived at EDR: 01/16/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 81

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 04/09/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 11/18/2024
Date Data Arrived at EDR: 01/16/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 81

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 04/09/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

Lists of state and tribal voluntary cleanup sites

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 07/08/2021
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142
Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 03/12/2025
Next Scheduled EDR Contact: 06/30/2025
Data Release Frequency: Varies

VCP: Voluntary Cleanup Program Properties
Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 01/21/2025
Date Data Arrived at EDR: 01/22/2025
Date Made Active in Reports: 04/03/2025
Number of Days to Update: 71
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Quarterly

Lists of state and tribal brownfield sites

BROWNFIELDS: Considered Brownfieds Sites Listing
A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

Date of Government Version: 12/11/2024
Date Data Arrived at EDR: 12/11/2024
Date Made Active in Reports: 03/03/2025
Number of Days to Update: 82
Source: State Water Resources Control Board
Telephone: 916-323-7905
Last EDR Contact: 03/18/2025
Next Scheduled EDR Contact: 06/30/2025
Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites
Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 09/09/2024
Date Data Arrived at EDR: 09/11/2024
Date Made Active in Reports: 12/06/2024
Number of Days to Update: 86
Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 03/12/2025
Next Scheduled EDR Contact: 06/23/2025
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: Waste Management Unit Database
Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 04/16/2025
Next Scheduled EDR Contact: 08/04/2025
Data Release Frequency: No Update Planned

SWRCY: Recycler Database
A listing of recycling facilities in California.

Date of Government Version: 12/02/2024
Date Data Arrived at EDR: 12/03/2024
Date Made Active in Reports: 02/24/2025
Number of Days to Update: 83

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 03/04/2025
Next Scheduled EDR Contact: 06/16/2025
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing
A listing of registered waste tire haulers.

Date of Government Version: 11/13/2024
Date Data Arrived at EDR: 11/15/2024
Date Made Active in Reports: 12/12/2024
Number of Days to Update: 27

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 01/30/2025
Next Scheduled EDR Contact: 05/19/2025
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands
Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 05/05/2025
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: 04/09/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land
A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 02/07/2024
Date Data Arrived at EDR: 11/13/2024
Date Made Active in Reports: 11/19/2024
Number of Days to Update: 6

Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 11/13/2024
Next Scheduled EDR Contact: 08/04/2025
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 05/20/2024
Date Data Arrived at EDR: 08/19/2024
Date Made Active in Reports: 10/09/2024
Number of Days to Update: 51

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: No Update Planned

HIST CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21

Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 01/21/2025
Date Data Arrived at EDR: 01/22/2025
Date Made Active in Reports: 04/03/2025
Number of Days to Update: 71

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Quarterly

CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 12/31/2022
Date Data Arrived at EDR: 03/21/2024
Date Made Active in Reports: 06/12/2024
Number of Days to Update: 83

Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 12/23/2024
Next Scheduled EDR Contact: 05/12/2025
Data Release Frequency: Varies

CERS HAZ WASTE: California Environmental Reporting System Hazardous Waste

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

Date of Government Version: 01/12/2025
Date Data Arrived at EDR: 01/14/2025
Date Made Active in Reports: 03/28/2025
Number of Days to Update: 73

Source: CalEPA
Telephone: 916-323-2514
Last EDR Contact: 04/15/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Quarterly

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 05/20/2024
Date Data Arrived at EDR: 08/19/2024
Date Made Active in Reports: 10/09/2024
Number of Days to Update: 51

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Quarterly

Local Lists of Registered Storage Tanks

SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SAN FRANCISCO AST: Aboveground Storage Tank Site Listing

Aboveground storage tank sites

Date of Government Version: 01/28/2025
Date Data Arrived at EDR: 01/29/2025
Date Made Active in Reports: 04/15/2025
Number of Days to Update: 76

Source: San Francisco County Department of Public Health
Telephone: 415-252-3896
Last EDR Contact: 01/23/2025
Next Scheduled EDR Contact: 05/12/2025
Data Release Frequency: Varies

CERS TANKS: California Environmental Reporting System (CERS) Tanks

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

Date of Government Version: 01/12/2025
Date Data Arrived at EDR: 01/14/2025
Date Made Active in Reports: 03/28/2025
Number of Days to Update: 73

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 04/15/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Quarterly

CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Local Land Records

LIENS: Environmental Liens Listing

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 11/26/2024
Date Data Arrived at EDR: 12/03/2024
Date Made Active in Reports: 12/31/2024
Number of Days to Update: 28

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 02/19/2025
Next Scheduled EDR Contact: 06/09/2025
Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 12/19/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/21/2025
Number of Days to Update: 19

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 04/01/2025
Next Scheduled EDR Contact: 07/07/2025
Data Release Frequency: Semi-Annually

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 11/20/2024
Date Data Arrived at EDR: 11/20/2024
Date Made Active in Reports: 02/13/2025
Number of Days to Update: 85

Source: DTSC and SWRCB
Telephone: 916-323-3400
Last EDR Contact: 02/25/2025
Next Scheduled EDR Contact: 06/09/2025
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/10/2024
Date Data Arrived at EDR: 12/11/2024
Date Made Active in Reports: 02/27/2025
Number of Days to Update: 78

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 03/18/2025
Next Scheduled EDR Contact: 06/30/2025
Data Release Frequency: Quarterly

CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/14/2025
Date Made Active in Reports: 03/28/2025
Number of Days to Update: 73

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 01/14/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Semi-Annually

LDS: Land Disposal Sites Listing (GEOTRACKER)

Land Disposal sites (Landfills) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 02/24/2025
Date Data Arrived at EDR: 02/24/2025
Date Made Active in Reports: 02/26/2025
Number of Days to Update: 2

Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 02/24/2025
Next Scheduled EDR Contact: 06/16/2025
Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing (GEOTRACKER)

Military sites (consisting of: Military UST sites; Military Privatized sites; and Military Cleanup sites [formerly known as DoD non UST]) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 02/24/2025
Date Data Arrived at EDR: 02/24/2025
Date Made Active in Reports: 02/26/2025
Number of Days to Update: 2

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 02/24/2025
Next Scheduled EDR Contact: 06/16/2025
Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/22/2013
Number of Days to Update: 50

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 02/17/2025
Date Data Arrived at EDR: 02/19/2025
Date Made Active in Reports: 03/06/2025
Number of Days to Update: 15

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/18/2025
Next Scheduled EDR Contact: 06/30/2025
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 10/01/2024
Date Data Arrived at EDR: 11/12/2024
Date Made Active in Reports: 01/21/2025
Number of Days to Update: 70

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 02/11/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 06/07/2021
Date Data Arrived at EDR: 07/13/2021
Date Made Active in Reports: 03/09/2022
Number of Days to Update: 239

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 04/08/2025
Next Scheduled EDR Contact: 07/21/2025
Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 04/03/2025
Next Scheduled EDR Contact: 07/14/2025
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 07/30/2021
Date Data Arrived at EDR: 02/03/2023
Date Made Active in Reports: 02/10/2023
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 02/03/2025
Next Scheduled EDR Contact: 05/19/2025
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 02/17/2025
Date Data Arrived at EDR: 02/19/2025
Date Made Active in Reports: 03/06/2025
Number of Days to Update: 15

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 03/18/2025
Next Scheduled EDR Contact: 06/30/2025
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA Watch List

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 01/27/2025
Next Scheduled EDR Contact: 05/12/2025
Data Release Frequency: No Update Planned

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 01/30/2025
Next Scheduled EDR Contact: 05/12/2025
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 06/14/2022
Date Made Active in Reports: 03/24/2023
Number of Days to Update: 283

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 03/10/2025
Next Scheduled EDR Contact: 06/23/2025
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2023
Date Data Arrived at EDR: 02/11/2025
Date Made Active in Reports: 02/18/2025
Number of Days to Update: 7

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 02/11/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 01/13/2025
Date Data Arrived at EDR: 01/15/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 82

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 04/15/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Annually

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: 01/29/2025
Date Data Arrived at EDR: 02/03/2025
Date Made Active in Reports: 02/27/2025
Number of Days to Update: 24

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 04/01/2025
Next Scheduled EDR Contact: 06/09/2025
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 01/01/2025
Date Data Arrived at EDR: 01/17/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 80

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 04/10/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 02/26/2025
Date Data Arrived at EDR: 03/03/2025
Date Made Active in Reports: 04/07/2025
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 04/01/2025
Next Scheduled EDR Contact: 05/12/2025
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 07/01/2024
Date Data Arrived at EDR: 10/02/2024
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 100

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 04/03/2025
Next Scheduled EDR Contact: 07/14/2025
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 03/26/2025
Next Scheduled EDR Contact: 07/14/2025
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 10/12/2024
Date Data Arrived at EDR: 10/17/2024
Date Made Active in Reports: 11/19/2024
Number of Days to Update: 33
Source: Nuclear Regulatory Commission
Telephone: 301-415-0717
Last EDR Contact: 04/10/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2023
Date Data Arrived at EDR: 10/16/2024
Date Made Active in Reports: 01/14/2025
Number of Days to Update: 90
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 02/24/2025
Next Scheduled EDR Contact: 06/09/2025
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 02/24/2025
Next Scheduled EDR Contact: 06/09/2025
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 01/30/2025
Next Scheduled EDR Contact: 05/12/2025
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 03/20/2025
Next Scheduled EDR Contact: 07/07/2025
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 10/04/2024
Date Data Arrived at EDR: 10/16/2024
Date Made Active in Reports: 12/06/2024
Number of Days to Update: 51

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 01/22/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 09/30/2024
Date Data Arrived at EDR: 10/09/2024
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 93

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 03/26/2025
Next Scheduled EDR Contact: 07/14/2025
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2023
Date Data Arrived at EDR: 02/19/2025
Date Made Active in Reports: 03/07/2025
Number of Days to Update: 16

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 03/18/2025
Next Scheduled EDR Contact: 06/30/2025
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 04/01/2025
Next Scheduled EDR Contact: 07/14/2025
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 03/03/2023
Date Data Arrived at EDR: 03/03/2023
Date Made Active in Reports: 06/09/2023
Number of Days to Update: 98

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 01/23/2025
Next Scheduled EDR Contact: 05/12/2025
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 02/12/2025
Date Data Arrived at EDR: 02/12/2025
Date Made Active in Reports: 02/27/2025
Number of Days to Update: 15

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 02/06/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 12/19/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/21/2025
Number of Days to Update: 19

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 04/01/2025
Next Scheduled EDR Contact: 07/07/2025
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data
A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US MINES: Mines Master Index File
Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 02/03/2025
Date Data Arrived at EDR: 02/18/2025
Date Made Active in Reports: 03/20/2025
Number of Days to Update: 30

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 02/18/2025
Next Scheduled EDR Contact: 06/02/2025
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: 02/19/2025
Date Data Arrived at EDR: 02/21/2025
Date Made Active in Reports: 03/20/2025
Number of Days to Update: 27

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 04/02/2025
Next Scheduled EDR Contact: 06/02/2025
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: 05/02/2024
Date Data Arrived at EDR: 08/20/2024
Date Made Active in Reports: 10/09/2024
Number of Days to Update: 50

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing
Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Varies

MINES MRDS: Mineral Resources Data System
Mineral Resources Data System

Date of Government Version: 06/04/2024
Date Data Arrived at EDR: 11/22/2024
Date Made Active in Reports: 02/18/2025
Number of Days to Update: 88

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 02/20/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 12/10/2024
Date Data Arrived at EDR: 12/11/2024
Date Made Active in Reports: 02/18/2025
Number of Days to Update: 69

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 03/12/2025
Next Scheduled EDR Contact: 06/16/2025
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 11/11/2024
Date Data Arrived at EDR: 11/20/2024
Date Made Active in Reports: 02/18/2025
Number of Days to Update: 90

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 02/25/2025
Next Scheduled EDR Contact: 06/09/2025
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 09/06/2023
Date Data Arrived at EDR: 09/13/2023
Date Made Active in Reports: 12/11/2023
Number of Days to Update: 89

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 04/03/2025
Next Scheduled EDR Contact: 07/21/2025
Data Release Frequency: Varies

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/06/2021
Date Data Arrived at EDR: 05/21/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 02/12/2025
Next Scheduled EDR Contact: 06/02/2025
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: 12/21/2024
Date Data Arrived at EDR: 12/27/2024
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 14

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 03/27/2025
Next Scheduled EDR Contact: 07/14/2025
Data Release Frequency: Quarterly

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 11/08/2024
Date Data Arrived at EDR: 11/08/2024
Date Made Active in Reports: 01/14/2025
Number of Days to Update: 67

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 02/13/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Quarterly

PFAS NPL: Superfund Sites with PFAS Detections Information

EPA's Office of Land and Emergency Management and EPA Regional Offices maintain data describing what is known about site investigations, contamination, and remedial actions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) where PFAS is present in the environment.

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 703-603-8895
Last EDR Contact: 04/02/2025
Next Scheduled EDR Contact: 07/14/2025
Data Release Frequency: Varies

PFAS FEDERAL SITES: Federal Sites PFAS Information

Several federal entities, such as the federal Superfund program, Department of Defense, National Aeronautics and Space Administration, Department of Transportation, and Department of Energy provided information for sites with known or suspected detections at federal facilities.

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 04/02/2025
Next Scheduled EDR Contact: 07/14/2025
Data Release Frequency: Varies

PFAS TRIS: List of PFAS Added to the TRI

Section 7321 of the National Defense Authorization Act for Fiscal Year 2020 (NDAA) immediately added certain per- and polyfluoroalkyl substances (PFAS) to the list of chemicals covered by the Toxics Release Inventory (TRI) under Section 313 of the Emergency Planning and Community Right-to-Know Act (EPCRA) and provided a framework for additional PFAS to be added to TRI on an annual basis.

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-566-0250
Last EDR Contact: 04/02/2025
Next Scheduled EDR Contact: 07/14/2025
Data Release Frequency: Varies

PFAS TSCA: PFAS Manufacture and Imports Information

EPA issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. EPA publishes non-confidential business information (non-CBI) and includes descriptive information about each site, corporate parent, production volume, other manufacturing information, and processing and use information.

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 04/02/2025
Next Scheduled EDR Contact: 07/14/2025
Data Release Frequency: Varies

PFAS RCRA MANIFEST: PFAS Transfers Identified In the RCRA Database Listing

To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: PFAS, PFOA, PFOS, PERFL, AFFF, GENX, GEN-X (plus the VT waste codes). These keywords were searched for in the following text fields: Manifest handling instructions (MANIFEST_HANDLING_INSTR), Non-hazardous waste description (NON_HAZ_WASTE_DESCRIPTION), DOT printed information (DOT_PRINTED_INFORMATION), Waste line handling instructions (WASTE_LINE_HANDLING_INSTR), Waste residue comments (WASTE_RESIDUE_COMMENTS).

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 04/02/2025
Next Scheduled EDR Contact: 07/14/2025
Data Release Frequency: Varies

PFAS ATSDR: PFAS Contamination Site Location Listing

PFAS contamination site locations from the Department of Health & Human Services, Center for Disease Control & Prevention. ATSDR is involved at a number of PFAS-related sites, either directly or through assisting state and federal partners. As of now, most sites are related to drinking water contamination connected with PFAS production facilities or fire training areas where aqueous film-forming firefighting foam (AFFF) was regularly used.

Date of Government Version: 06/24/2020
Date Data Arrived at EDR: 03/17/2021
Date Made Active in Reports: 11/08/2022
Number of Days to Update: 601

Source: Department of Health & Human Services
Telephone: 202-741-5770
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Varies

PFAS WQP: Ambient Environmental Sampling for PFAS

The Water Quality Portal (WQP) is a part of a modernized repository storing ambient sampling data for all environmental media and tissue samples. A wide range of federal, state, tribal and local governments, academic and non-governmental organizations and individuals submit project details and sampling results to this public repository. The information is commonly used for research and assessments of environmental quality.

Date of Government Version: 12/13/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 04/02/2025
Next Scheduled EDR Contact: 07/14/2025
Data Release Frequency: Varies

PFAS NPDES: Clean Water Act Discharge Monitoring Information

Any discharger of pollutants to waters of the United States from a point source must have a National Pollutant Discharge Elimination System (NPDES) permit. The process for obtaining limits involves the regulated entity (permittee) disclosing releases in a NPDES permit application and the permitting authority (typically the state but sometimes EPA) deciding whether to require monitoring or monitoring with limits. Caveats and Limitations: Less than half of states have required PFAS monitoring for at least one of their permittees and fewer states have established PFAS effluent limits for permittees. New rulemakings have been initiated that may increase the number of facilities monitoring for PFAS in the future.

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/14/2025
Number of Days to Update: 12

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 04/02/2025
Next Scheduled EDR Contact: 07/14/2025
Data Release Frequency: Varies

PFAS PROJECT: NORTHEASTERN UNIVERSITY PFAS PROJECT

The PFAS Contamination Site Tracker records qualitative and quantitative data from each site in a chart, specifically examining discovery, contamination levels, government response, litigation, health impacts, media coverage, and community characteristics. All data presented in the chart were extracted from government websites, such as state health departments or the Environmental Protection Agency, and news articles.

Date of Government Version: 05/19/2023
Date Data Arrived at EDR: 04/05/2024
Date Made Active in Reports: 06/06/2024
Number of Days to Update: 62

Source: Social Science Environmental Health Research Institute
Telephone: N/A
Last EDR Contact: 03/06/2025
Next Scheduled EDR Contact: 06/16/2025
Data Release Frequency: Varies

PFAS ECHO: Facilities in Industries that May Be Handling PFAS Listing

Regulators and the public have expressed interest in knowing which regulated entities may be using PFAS. EPA has developed a dataset from various sources that show which industries may be handling PFAS. Approximately 120,000 facilities subject to federal environmental programs have operated or currently operate in industry sectors with processes that may involve handling and/or release of PFAS.

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 04/02/2025
Next Scheduled EDR Contact: 07/14/2025
Data Release Frequency: Varies

PFAS ECHO FIRE TRAIN: Facilities in Industries that May Be Handling PFAS Listing

A list of fire training sites was added to the Industry Sectors dataset using a keyword search on the permitted facilitys name to identify sites where fire-fighting foam may have been used in training exercises. Additionally, you may view an example spreadsheet of the subset of fire training facility data, as well as the keywords used in selecting or deselecting a facility for the subset. as well as the keywords used in selecting or deselecting a facility for the subset. These keywords were tested to maximize accuracy in selecting facilities that may use fire-fighting foam in training exercises, however, due to the lack of a required reporting field in the data systems for designating fire training sites, this methodology may not identify all fire training sites or may potentially misidentify them.

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 04/02/2025
Next Scheduled EDR Contact: 07/14/2025
Data Release Frequency: Varies

PFAS PT 139 AIRPORT: All Certified Part 139 Airports PFAS Information Listing

Since July 1, 2006, all certified part 139 airports are required to have fire-fighting foam onsite that meet military specifications (MIL-F-24385) (14 CFR 139.317). To date, these military specification fire-fighting foams are fluorinated and have been historically used for training and extinguishing. The 2018 FAA Reauthorization Act has a provision stating that no later than October 2021, FAA shall not require the use of fluorinated AFFF. This provision does not prohibit the use of fluorinated AFFF at Part 139 civilian airports; it only prohibits FAA from mandating its use. The Federal Aviation Administration?s document AC 150/5210-6D - Aircraft Fire Extinguishing Agents provides guidance on Aircraft Fire Extinguishing Agents, which includes Aqueous Film Forming Foam (AFFF).

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 04/02/2025
Next Scheduled EDR Contact: 07/14/2025
Data Release Frequency: Varies

AQUEOUS FOAM NRC: Aqueous Foam Related Incidents Listing

The National Response Center (NRC) serves as an emergency call center that fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. The spreadsheets posted to the NRC website contain initial incident data that has not been validated or investigated by a federal/state response agency. Response center calls from 1990 to the most recent complete calendar year where there was indication of Aqueous Film Forming Foam (AFFF) usage are included in this dataset. NRC calls may reference AFFF usage in the ?Material Involved? or ?Incident Description? fields.

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-267-2675
Last EDR Contact: 04/02/2025
Next Scheduled EDR Contact: 07/14/2025
Data Release Frequency: Varies

PCS: Permit Compliance System

PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 12/16/2016
Date Data Arrived at EDR: 01/06/2017
Date Made Active in Reports: 03/10/2017
Number of Days to Update: 63

Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 03/27/2025
Next Scheduled EDR Contact: 07/14/2025
Data Release Frequency: No Update Planned

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: 03/27/2025
Next Scheduled EDR Contact: 07/14/2025
Data Release Frequency: Varies

BIOSOLIDS: ICIS-NPDES Biosolids Facility Data
The data reflects compliance information about facilities in the biosolids program.

Date of Government Version: 01/12/2025
Date Data Arrived at EDR: 01/14/2025
Date Made Active in Reports: 03/20/2025
Number of Days to Update: 65
Source: Environmental Protection Agency
Telephone: 202-564-4700
Last EDR Contact: 04/15/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

UST FINDER RELEASE: UST Finder Releases Database
US EPA's UST Finder data is a national composite of leaking underground storage tanks. This data contains information about, and locations of, leaking underground storage tanks. Data was collected from state sources and standardized into a national profile by EPA's Office of Underground Storage Tanks, Office of Research and Development, and the Association of State and Territorial Solid Waste Management Officials.

Date of Government Version: 06/08/2023
Date Data Arrived at EDR: 10/31/2023
Date Made Active in Reports: 01/18/2024
Number of Days to Update: 79
Source: Environmental Protecton Agency
Telephone: 202-564-0394
Last EDR Contact: 02/06/2025
Next Scheduled EDR Contact: 05/19/2025
Data Release Frequency: Semi-Annually

UST FINDER: UST Finder Database
EPA developed UST Finder, a web map application containing a comprehensive, state-sourced national map of underground storage tank (UST) and leaking UST (LUST) data. It provides the attributes and locations of active and closed USTs, UST facilities, and LUST sites from states and from Tribal lands and US territories . UST Finder contains information about proximity of UST facilities and LUST sites to: surface and groundwater public drinking water protection areas; estimated number of private domestic wells and number of people living nearby; and flooding and wildfires.

Date of Government Version: 06/08/2023
Date Data Arrived at EDR: 10/04/2023
Date Made Active in Reports: 01/18/2024
Number of Days to Update: 106
Source: Environmental Protection Agency
Telephone: 202-564-0394
Last EDR Contact: 02/06/2025
Next Scheduled EDR Contact: 05/19/2025
Data Release Frequency: Varies

E MANIFEST: Hazardous Waste Electronic Manifest System
EPA established a national system for tracking hazardous waste shipments electronically. This system, known as ?e-Manifest,? will modernize the nation?s cradle-to-grave hazardous waste tracking process while saving valuable time, resources, and dollars for industry and states.

Date of Government Version: 02/17/2025
Date Data Arrived at EDR: 02/19/2025
Date Made Active in Reports: 03/14/2025
Number of Days to Update: 23
Source: Environmental Protection Agency
Telephone: 833-501-6826
Last EDR Contact: 03/18/2025
Next Scheduled EDR Contact: 06/30/2025
Data Release Frequency: Varies

PFAS: PFAS Contamination Site Location Listing
A listing of PFAS sites included in the Envirostor and GeoTracker databases. Locations of potential sources of per - and polyfluoroalkyl substances (PFAS). This does not mean that PFAS has been produced, used, or discharged at these sites.

Date of Government Version: 12/02/2024
Date Data Arrived at EDR: 12/03/2024
Date Made Active in Reports: 02/24/2025
Number of Days to Update: 83

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/04/2025
Next Scheduled EDR Contact: 06/16/2025
Data Release Frequency: Varies

AQUEOUS FOAM: Former Fire Training Facility Assessments Listing

Airports shown on this list are those believed to use Aqueous Film Forming Foam (AFFF), and certified by the Federal Aviation Administration (FAA) under Title 14, Code of Federal Regulations (CFR), Part 139 (14 CFR Part 139). This list was created by SWRCB using information available from the FAA. Location points shown are from the latitude and longitude listed on the FAA airport master record.

Date of Government Version: 12/02/2024
Date Data Arrived at EDR: 12/03/2024
Date Made Active in Reports: 02/24/2025
Number of Days to Update: 83

Source: State Water Resources Control Board
Telephone: 916-341-5455
Last EDR Contact: 03/04/2025
Next Scheduled EDR Contact: 06/16/2025
Data Release Frequency: Varies

CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6

Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CHROME PLATING: Chrome Plating Facilities Listing

This listing represents chrome plating facilities the California State Water Resources Control Board staff identified as possibly being a source of Per- and polyfluoroalkyl substance (PFAS) contamination. Sites and locations were identified by staff with the Division of Water Quality in the California State Water Board. Data was collected from the CA Air Resources Board 2013 and 2018 - Cr VI emission survey, CA Emission Inventory, CA HAZ Waste discharge database and by reviewing storm water permits. Former chrome plating sites are also included that are open site investigation or remediation cases with the Regional Water Quality Control Boards and the Department of Toxic Substances Control.

Date of Government Version: 12/02/2024
Date Data Arrived at EDR: 12/03/2024
Date Made Active in Reports: 02/24/2025
Number of Days to Update: 83

Source: State Water Resources Control Board
Telephone: 916-341-5455
Last EDR Contact: 03/04/2025
Next Scheduled EDR Contact: 06/16/2025
Data Release Frequency: Varies

CORTESE: "Cortese" Hazardous Waste & Substances Sites List

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 12/11/2024
Date Data Arrived at EDR: 12/11/2024
Date Made Active in Reports: 03/04/2025
Number of Days to Update: 83

Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 03/18/2025
Next Scheduled EDR Contact: 06/30/2025
Data Release Frequency: Quarterly

CUPA LIV-PLE: CUPA Facility Listing

list of facilities associated with the various CUPA programs in Livermore-Pleasanton

Date of Government Version: 09/19/2024
Date Data Arrived at EDR: 11/05/2024
Date Made Active in Reports: 01/31/2025
Number of Days to Update: 87

Source: Livermore-Pleasanton Fire Department
Telephone: 925-454-2361
Last EDR Contact: 02/06/2025
Next Scheduled EDR Contact: 05/19/2025
Data Release Frequency: Varies

DRYCLEAN MOJAVE: Mojave Desert Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Mojave Desert Air Quality Management District.

Date of Government Version: 08/21/2024
Date Data Arrived at EDR: 08/22/2024
Date Made Active in Reports: 11/05/2024
Number of Days to Update: 75

Source: Mojave Desert Air Quality Management District
Telephone: 760-245-1661
Last EDR Contact: 08/21/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN N SIERRA: Northern Sierra Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Northern Sierra Air Quality Management District,

Date of Government Version: 08/22/2024
Date Data Arrived at EDR: 08/22/2024
Date Made Active in Reports: 11/05/2024
Number of Days to Update: 75

Source: Northern Sierra Air Quality Management District
Telephone: 530-274-9350
Last EDR Contact: 08/21/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN MONTERY BAY: Monterey Bay Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Monterey Bay Air Quality Management District.

Date of Government Version: 09/09/2024
Date Data Arrived at EDR: 09/11/2024
Date Made Active in Reports: 11/26/2024
Number of Days to Update: 76

Source: Monterey Bay Air Quality Management District
Telephone: 831-647-9411
Last EDR Contact: 08/21/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN AMADOR: Amador Air District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Amador Air Quality Management District

Date of Government Version: 04/26/2023
Date Data Arrived at EDR: 04/27/2023
Date Made Active in Reports: 07/13/2023
Number of Days to Update: 77

Source: Amador Air Quality Management District
Telephone: 209-257-0112
Last EDR Contact: 08/21/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN VENTURA: Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Ventura County Air Pollution Control District.

Date of Government Version: 08/26/2024
Date Data Arrived at EDR: 08/28/2024
Date Made Active in Reports: 11/14/2024
Number of Days to Update: 78

Source: Ventura County Air Pollution Control District
Telephone: 805-645-1421
Last EDR Contact: 08/21/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEANERS: Cleaner Facilities
A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 02/20/2025
Date Data Arrived at EDR: 02/26/2025
Date Made Active in Reports: 03/28/2025
Number of Days to Update: 30

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 02/19/2025
Next Scheduled EDR Contact: 06/09/2025
Data Release Frequency: Annually

DRYCLEAN EAST KERN: Eastern Kern Air Pollution Control District District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Eastern Kern Air Pollution Control District.

Date of Government Version: 08/21/2024
Date Data Arrived at EDR: 08/22/2024
Date Made Active in Reports: 11/05/2024
Number of Days to Update: 75

Source: Eastern Kern Air Pollution Control District
Telephone: 661-862-9684
Last EDR Contact: 08/21/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN SAN JOAQUIN: San Joaquin Valley Air Pollution Control District District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the San Joaquin Valley Air Pollution Control District.

Date of Government Version: 08/22/2024
Date Data Arrived at EDR: 08/22/2024
Date Made Active in Reports: 11/05/2024
Number of Days to Update: 75

Source: San Joaquin Valley Air Pollution Control District
Telephone: 559-230-6001
Last EDR Contact: 08/21/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN GLENN: Glenn County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Glenn County Air Pollution Control District.

Date of Government Version: 08/26/2024
Date Data Arrived at EDR: 08/28/2024
Date Made Active in Reports: 11/13/2024
Number of Days to Update: 77

Source: Glenn County Air Pollution Control District
Telephone: 530-934-6500
Last EDR Contact: 08/21/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN BUTTE: Butte County Air Quality Management DistrictDrycleaner Facility Listing
Butte County Air Quality Management DistrictDrycleaner Facility Listing.

Date of Government Version: 09/10/2024
Date Data Arrived at EDR: 09/11/2024
Date Made Active in Reports: 11/25/2024
Number of Days to Update: 75

Source: Butte County Air Quality Management District
Telephone: 530-332-9400
Last EDR Contact: 08/21/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN FEATHER RVR: Feather River Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Feather River Air Quality Management District.

Date of Government Version: 03/08/2023
Date Data Arrived at EDR: 03/09/2023
Date Made Active in Reports: 06/05/2023
Number of Days to Update: 88

Source: Feather River Air Quality Management District
Telephone: 530-634-7659
Last EDR Contact: 08/21/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN AVAQMD: Antelope Valley Air Quality Management District Drycleaner Listing
A listing of dry cleaners in the Antelope Valley Air Quality Management District.

Date of Government Version: 05/29/2024
Date Data Arrived at EDR: 11/07/2024
Date Made Active in Reports: 11/22/2024
Number of Days to Update: 15

Source: Antelope Valley Air Quality Management District
Telephone: 661-723-8070
Last EDR Contact: 03/13/2025
Next Scheduled EDR Contact: 06/09/2025
Data Release Frequency: Varies

DRYCLEAN N SONOMA: Norther Sonoma County County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Northern Sonoma County Air Pollution Control District.,

Date of Government Version: 08/23/2024
Date Data Arrived at EDR: 08/26/2024
Date Made Active in Reports: 11/05/2024
Number of Days to Update: 71

Source: Santa Barbara County Air Pollution Control District
Telephone: 707-433-5911
Last EDR Contact: 08/21/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN GRANT: Grant Recipients List

Assembly Bill 998 (AB 998) established the Non-Toxic Dry Cleaning Incentive Program to provide financial assistance to the dry cleaning industry to switch from systems using perchloroethylene (Perc), an identified toxic air contaminant and potential human carcinogen, to non-toxic and non-smog forming alternatives.

Date of Government Version: 12/31/2021
Date Data Arrived at EDR: 01/26/2024
Date Made Active in Reports: 04/16/2024
Number of Days to Update: 81

Source: California Air Resources Board
Telephone: 916-323-0006
Last EDR Contact: 01/23/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Varies

DRYCLEAN YOLO-SOLANO: Yolo-Solano Air Quality Management District Drycleaner Facility Listing

A listing of drycleaner facility locations, for the Yolo-Solano Air Quality Management District.

Date of Government Version: 08/21/2024
Date Data Arrived at EDR: 08/26/2024
Date Made Active in Reports: 11/06/2024
Number of Days to Update: 72

Source: Yolo-Solano Air Quality Management District
Telephone: 530-757-3650
Last EDR Contact: 08/21/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN LAKE: Lake County Air Quality Management District Drycleaner Facility Listing

A listing of drycleaner facility locations, for the Lake County Air Quality Management District,

Date of Government Version: 02/15/2024
Date Data Arrived at EDR: 02/16/2024
Date Made Active in Reports: 05/02/2024
Number of Days to Update: 76

Source: Lake County Air Quality Management District
Telephone: 707-263-7000
Last EDR Contact: 08/21/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN SAN DIEGO: San Diego County Air Pollution Control District Drycleaner Facility Listing

A listing of drycleaner facility locations, for the San Diego County Air Pollution Control District.

Date of Government Version: 08/21/2024
Date Data Arrived at EDR: 08/28/2024
Date Made Active in Reports: 11/13/2024
Number of Days to Update: 77

Source: San Diego County Air Pollution Control District
Telephone: 858-586-2616
Last EDR Contact: 08/21/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN MENDOCINO: Mendocino County Air Quality Management District Drycleaner Facility Listing

A listing of drycleaner facility locations, for the Mendocino County Air Quality Management District.

Date of Government Version: 08/26/2024
Date Data Arrived at EDR: 09/03/2024
Date Made Active in Reports: 11/13/2024
Number of Days to Update: 71

Source: Mendocino County Air Quality Management District
Telephone: 707-463-4354
Last EDR Contact: 08/21/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN SACRAMENTO: Sacramento Metropolitan Air Quality Management DistrictDrycleaner Facility Listing

A listing of drycleaner facility locations, for the Sacramento Metropolitan Air Quality Management District.

Date of Government Version: 09/03/2024
Date Data Arrived at EDR: 09/05/2024
Date Made Active in Reports: 11/13/2024
Number of Days to Update: 69

Source: Sacramento Metropolitan Air Quality Management District
Telephone: 916-874-3958
Last EDR Contact: 08/21/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN IMPERIAL: Imperial County Air Pollution Control District Drycleaner Facility Listing

A listing of drycleaner facility locations, for the Imperial County Air Pollution Control District

Date of Government Version: 10/02/2024
Date Data Arrived at EDR: 10/03/2024
Date Made Active in Reports: 12/20/2024
Number of Days to Update: 78

Source: Imperial County Air Pollution Control District
Telephone: 442-265-1800
Last EDR Contact: 08/21/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN SAN LUIS OB: San Luis Obispo County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the San Luis Obispo County Air Pollution Control District.

Date of Government Version: 01/03/2024
Date Data Arrived at EDR: 01/04/2024
Date Made Active in Reports: 03/20/2024
Number of Days to Update: 76
Source: San Luis Obispo County Air Pollution Control District
Telephone: 805-781-5756
Last EDR Contact: 08/21/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN PLACER: Placer County Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Placer County Air Quality Management District.

Date of Government Version: 05/15/2023
Date Data Arrived at EDR: 05/17/2023
Date Made Active in Reports: 08/14/2023
Number of Days to Update: 89
Source: Placer County Air Quality Management District
Telephone: 530-745-2335
Last EDR Contact: 08/21/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN BAY AREA: Bay Area Air Quality Management District Drycleaner Facility Listing
Bay Area Air Quality Management District Drycleaner Facility Listing.

Date of Government Version: 02/20/2019
Date Data Arrived at EDR: 05/30/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1432
Source: Bay Area Air Quality Management District
Telephone: 415-516-1916
Last EDR Contact: 08/21/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN CALAVERAS: Calaveras County Environmental Management Agency Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Calaveras County Environmental Management Agency.

Date of Government Version: 06/17/2019
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1412
Source: Calaveras County Environmental Management Agency
Telephone: 209-754-6399
Last EDR Contact: 08/21/2024
Next Scheduled EDR Contact: 09/16/2019
Data Release Frequency: Varies

DRYCLEAN N COAST: North Coast Unified Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the North Coast Unified Air Quality Management District.

Date of Government Version: 11/30/2016
Date Data Arrived at EDR: 04/19/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1473
Source: North Coast Unified Air Quality Management District
Telephone: 707-443-3093
Last EDR Contact: 08/21/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN SANTA BARB: Santa Barbara County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Santa Barbara County Air Pollution Control District.

Date of Government Version: 02/19/2019
Date Data Arrived at EDR: 04/17/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1475
Source: Santa Barbara County Air Pollution Control District
Telephone: 805-961-8867
Last EDR Contact: 08/21/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN TEHAMA: Tehama County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Tehama County Air Pollution Control District.

Date of Government Version: 04/24/2019
Date Data Arrived at EDR: 04/24/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1468
Source: Tehama County Air Pollution Control District
Telephone: 530-527-3717
Last EDR Contact: 08/21/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN SOUTH COAST: South Coast Air Quality Management District Drycleaner Listing
A listing of dry cleaners in the South Coast Air Quality Management District

Date of Government Version: 11/14/2024
Date Data Arrived at EDR: 11/15/2024
Date Made Active in Reports: 02/05/2025
Number of Days to Update: 82

Source: South Coast Air Quality Management District
Telephone: 909-396-3211
Last EDR Contact: 02/12/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Varies

DRYCLEAN SHASTA: Shasta County Air Quality Management District District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Shasta County Air Quality Management District.

Date of Government Version: 08/29/2024
Date Data Arrived at EDR: 09/05/2024
Date Made Active in Reports: 11/13/2024
Number of Days to Update: 69

Source: Shasta County Air Quality Management District
Telephone: 530-225-5674
Last EDR Contact: 08/21/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

EMI: Emissions Inventory Data
Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2022
Date Data Arrived at EDR: 06/11/2024
Date Made Active in Reports: 09/03/2024
Number of Days to Update: 84

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 03/11/2025
Next Scheduled EDR Contact: 06/23/2025
Data Release Frequency: Varies

ENF: Enforcement Action Listing
A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 01/13/2025
Date Data Arrived at EDR: 01/14/2025
Date Made Active in Reports: 03/28/2025
Number of Days to Update: 73

Source: State Water Resoruces Control Board
Telephone: 916-445-9379
Last EDR Contact: 04/15/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

FIN ASSURANCE 1: Financial Assurance Information Listing
Financial Assurance information

Date of Government Version: 01/09/2025
Date Data Arrived at EDR: 01/14/2025
Date Made Active in Reports: 03/28/2025
Number of Days to Update: 73

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 04/09/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

FIN ASSURANCE 2: Financial Assurance Information Listing
A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 11/06/2024
Date Data Arrived at EDR: 11/08/2024
Date Made Active in Reports: 01/31/2025
Number of Days to Update: 84

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 01/30/2025
Next Scheduled EDR Contact: 05/19/2025
Data Release Frequency: Varies

ICE: Inspection, Compliance and Enforcement
Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 11/08/2024
Date Data Arrived at EDR: 11/08/2024
Date Made Active in Reports: 02/03/2025
Number of Days to Update: 87

Source: Department of Toxic Subsances Control
Telephone: 877-786-9427
Last EDR Contact: 02/11/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site List

The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 11/08/2024
Date Data Arrived at EDR: 11/08/2024
Date Made Active in Reports: 02/03/2025
Number of Days to Update: 87

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 02/11/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Quarterly

HWT: Registered Hazardous Waste Transporter Database

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 12/27/2024
Date Data Arrived at EDR: 12/27/2024
Date Made Active in Reports: 03/13/2025
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 04/01/2025
Next Scheduled EDR Contact: 07/14/2025
Data Release Frequency: Quarterly

HWTS: Hazardous Waste Tracking System

DTSC maintains the Hazardous Waste Tracking System that stores ID number information since the early 1980s and manifest data since 1993. The system collects both manifest copies from the generator and destination facility.

Date of Government Version: 07/19/2024
Date Data Arrived at EDR: 07/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 29

Source: Department of Toxic Substances Control
Telephone: 916-324-2444
Last EDR Contact: 03/31/2025
Next Scheduled EDR Contact: 07/14/2025
Data Release Frequency: Varies

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

Date of Government Version: 12/31/2024
Date Data Arrived at EDR: 01/03/2025
Date Made Active in Reports: 03/19/2025
Number of Days to Update: 75

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 04/01/2025
Next Scheduled EDR Contact: 07/14/2025
Data Release Frequency: Annually

MINES: Mines Site Location Listing
A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 12/02/2024
Date Data Arrived at EDR: 12/03/2024
Date Made Active in Reports: 02/24/2025
Number of Days to Update: 83
Source: Department of Conservation
Telephone: 916-322-1080
Last EDR Contact: 03/04/2025
Next Scheduled EDR Contact: 06/16/2025
Data Release Frequency: Quarterly

MWMP: Medical Waste Management Program Listing
The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 10/07/2024
Date Data Arrived at EDR: 11/20/2024
Date Made Active in Reports: 02/13/2025
Number of Days to Update: 85
Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 02/25/2025
Next Scheduled EDR Contact: 06/09/2025
Data Release Frequency: Varies

NPDES: NPDES Permits Listing
A listing of NPDES permits, including stormwater.

Date of Government Version: 11/04/2024
Date Data Arrived at EDR: 11/05/2024
Date Made Active in Reports: 01/31/2025
Number of Days to Update: 87
Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 02/04/2025
Next Scheduled EDR Contact: 05/19/2025
Data Release Frequency: Quarterly

PEST LIC: Pesticide Regulation Licenses Listing
A listing of licenses and certificates issued by the Department of Pesticide Regulation. The DPR issues licenses and/or certificates to: Persons and businesses that apply or sell pesticides; Pest control dealers and brokers; Persons who advise on agricultural pesticide applications.

Date of Government Version: 11/20/2024
Date Data Arrived at EDR: 11/20/2024
Date Made Active in Reports: 02/13/2025
Number of Days to Update: 85
Source: Department of Pesticide Regulation
Telephone: 916-445-4038
Last EDR Contact: 02/25/2025
Next Scheduled EDR Contact: 06/09/2025
Data Release Frequency: Quarterly

PROC: Certified Processors Database
A listing of certified processors.

Date of Government Version: 12/02/2024
Date Data Arrived at EDR: 12/03/2024
Date Made Active in Reports: 02/24/2025
Number of Days to Update: 83
Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 03/04/2025
Next Scheduled EDR Contact: 06/16/2025
Data Release Frequency: Quarterly

NOTIFY 65: Proposition 65 Records
Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 09/05/2024
Date Data Arrived at EDR: 09/06/2024
Date Made Active in Reports: 11/13/2024
Number of Days to Update: 68
Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 03/05/2025
Next Scheduled EDR Contact: 06/23/2025
Data Release Frequency: No Update Planned

SAN JOSE HAZMAT: Hazardous Material Facilities
Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 11/03/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 01/26/2021
Number of Days to Update: 82
Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 01/22/2025
Next Scheduled EDR Contact: 05/12/2025
Data Release Frequency: Annually

UIC: UIC Listing
A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 12/02/2024
Date Data Arrived at EDR: 12/03/2024
Date Made Active in Reports: 02/25/2025
Number of Days to Update: 84
Source: Deaprtment of Conservation
Telephone: 916-445-2408
Last EDR Contact: 03/04/2025
Next Scheduled EDR Contact: 06/16/2025
Data Release Frequency: Varies

UIC GEO: Underground Injection Control Sites (GEOTRACKER)
Underground control injection sites

Date of Government Version: 02/24/2025
Date Data Arrived at EDR: 02/24/2025
Date Made Active in Reports: 02/26/2025
Number of Days to Update: 2
Source: State Water Resource Control Board
Telephone: 866-480-1028
Last EDR Contact: 02/24/2025
Next Scheduled EDR Contact: 06/16/2025
Data Release Frequency: Varies

WASTEWATER PITS: Oil Wastewater Pits Listing
Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water boards review found that more than one-third of the region's active disposal pits are operating without permission.

Date of Government Version: 02/11/2021
Date Data Arrived at EDR: 07/01/2021
Date Made Active in Reports: 09/29/2021
Number of Days to Update: 90
Source: RWQCB, Central Valley Region
Telephone: 559-445-5577
Last EDR Contact: 04/03/2025
Next Scheduled EDR Contact: 07/14/2025
Data Release Frequency: Varies

WDS: Waste Discharge System
Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Date Data Arrived at EDR: 06/20/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 9
Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 02/05/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: No Update Planned

WIP: Well Investigation Program Case List
Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13
Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 03/12/2025
Next Scheduled EDR Contact: 06/30/2025
Data Release Frequency: No Update Planned

MILITARY PRIV SITES: Military Privatized Sites (GEOTRACKER)
Military privatized sites

Date of Government Version: 02/24/2025
Date Data Arrived at EDR: 02/24/2025
Date Made Active in Reports: 02/26/2025
Number of Days to Update: 2

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 02/24/2025
Next Scheduled EDR Contact: 06/16/2025
Data Release Frequency: Varies

PROJECT: Project Sites (GEOTRACKER)
Projects sites

Date of Government Version: 02/24/2025
Date Data Arrived at EDR: 02/24/2025
Date Made Active in Reports: 02/26/2025
Number of Days to Update: 2

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 02/24/2025
Next Scheduled EDR Contact: 06/16/2025
Data Release Frequency: Varies

WDR: Waste Discharge Requirements Listing
In general, the Waste Discharge Requirements (WDRs) Program (sometimes also referred to as the "Non Chapter 15 (Non 15) Program") regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. Exemptions from Title 27 may be granted for nine categories of discharges (e.g., sewage, wastewater, etc.) that meet, and continue to meet, the preconditions listed for each specific exemption. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Date of Government Version: 12/02/2024
Date Data Arrived at EDR: 12/03/2024
Date Made Active in Reports: 02/25/2025
Number of Days to Update: 84

Source: State Water Resources Control Board
Telephone: 916-341-5810
Last EDR Contact: 03/04/2025
Next Scheduled EDR Contact: 06/16/2025
Data Release Frequency: Quarterly

CIWQS: California Integrated Water Quality System
The California Integrated Water Quality System (CIWQS) is a computer system used by the State and Regional Water Quality Control Boards to track information about places of environmental interest, manage permits and other orders, track inspections, and manage violations and enforcement activities.

Date of Government Version: 11/20/2024
Date Data Arrived at EDR: 11/20/2024
Date Made Active in Reports: 02/12/2025
Number of Days to Update: 84

Source: State Water Resources Control Board
Telephone: 866-794-4977
Last EDR Contact: 02/25/2025
Next Scheduled EDR Contact: 06/09/2025
Data Release Frequency: Varies

CERS: CalEPA Regulated Site Portal Data
The CalEPA Regulated Site Portal database combines data about environmentally regulated sites and facilities in California into a single database. It combines data from a variety of state and federal databases, and provides an overview of regulated activities across the spectrum of environmental programs for any given location in California. These activities include hazardous materials and waste, state and federal cleanups, impacted ground and surface waters, and toxic materials

Date of Government Version: 01/12/2025
Date Data Arrived at EDR: 01/14/2025
Date Made Active in Reports: 03/28/2025
Number of Days to Update: 73

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 04/15/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

NON-CASE INFO: Non-Case Information Sites (GEOTRACKER)
Non-Case Information sites

Date of Government Version: 02/24/2025
Date Data Arrived at EDR: 02/24/2025
Date Made Active in Reports: 02/26/2025
Number of Days to Update: 2

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 02/24/2025
Next Scheduled EDR Contact: 06/16/2025
Data Release Frequency: Varies

OTHER OIL GAS: Other Oil & Gas Projects Sites (GEOTRACKER)
Other Oil & Gas Projects sites

Date of Government Version: 02/24/2025
Date Data Arrived at EDR: 02/24/2025
Date Made Active in Reports: 02/26/2025
Number of Days to Update: 2

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 02/24/2025
Next Scheduled EDR Contact: 06/16/2025
Data Release Frequency: Varies

PROD WATER PONDS: Produced Water Ponds Sites (GEOTRACKER)
Produced water ponds sites

Date of Government Version: 02/24/2025
Date Data Arrived at EDR: 02/24/2025
Date Made Active in Reports: 02/26/2025
Number of Days to Update: 2

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 02/24/2025
Next Scheduled EDR Contact: 06/16/2025
Data Release Frequency: Varies

SAMPLING POINT: Sampling Point ? Public Sites (GEOTRACKER)
Sampling point - public sites

Date of Government Version: 02/24/2025
Date Data Arrived at EDR: 02/24/2025
Date Made Active in Reports: 02/26/2025
Number of Days to Update: 2

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 02/24/2025
Next Scheduled EDR Contact: 06/16/2025
Data Release Frequency: Varies

WELL STIM PROJ: Well Stimulation Project (GEOTRACKER)
Includes areas of groundwater monitoring plans, a depiction of the monitoring network, and the facilities, boundaries, and subsurface characteristics of the oilfield and the features (oil and gas wells, produced water ponds, UIC wells, water supply wells, etc?) being monitored

Date of Government Version: 02/24/2025
Date Data Arrived at EDR: 02/24/2025
Date Made Active in Reports: 02/26/2025
Number of Days to Update: 2

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 02/24/2025
Next Scheduled EDR Contact: 06/16/2025
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants
The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations
EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

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: 03/26/2025
Next Scheduled EDR Contact: 07/14/2025
Data Release Frequency: Semi-Annually

UST ALAMEDA: Underground Tanks
Underground storage tank sites located in Alameda county.

Date of Government Version: 12/26/2023
Date Data Arrived at EDR: 12/26/2023
Date Made Active in Reports: 03/19/2024
Number of Days to Update: 84

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 03/26/2025
Next Scheduled EDR Contact: 07/14/2025
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA AMADOR: CUPA Facility List
Cupa Facility List

Date of Government Version: 04/27/2023
Date Data Arrived at EDR: 04/27/2023
Date Made Active in Reports: 07/13/2023
Number of Days to Update: 77

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 01/22/2025
Next Scheduled EDR Contact: 05/12/2025
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA BUTTE: CUPA Facility Listing
Cupa facility list.

Date of Government Version: 04/21/2017
Date Data Arrived at EDR: 04/25/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 106

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 03/26/2025
Next Scheduled EDR Contact: 07/14/2025
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA CALVERAS: CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 12/16/2024
Date Data Arrived at EDR: 12/18/2024
Date Made Active in Reports: 03/05/2025
Number of Days to Update: 77

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 03/12/2025
Next Scheduled EDR Contact: 06/30/2025
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: 01/22/2025
Next Scheduled EDR Contact: 05/12/2025
Data Release Frequency: Semi-Annually

CONTRA COSTA COUNTY:

SL CONTRA COSTA: Site List
List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 01/16/2025
Date Data Arrived at EDR: 01/22/2025
Date Made Active in Reports: 04/03/2025
Number of Days to Update: 71

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 04/16/2025
Next Scheduled EDR Contact: 08/04/2025
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA DEL NORTE: CUPA Facility List
Cupa Facility list

Date of Government Version: 02/05/2024
Date Data Arrived at EDR: 02/08/2024
Date Made Active in Reports: 04/26/2024
Number of Days to Update: 78

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 04/16/2025
Next Scheduled EDR Contact: 08/04/2025
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA EL DORADO: CUPA Facility List
CUPA facility list.

Date of Government Version: 08/08/2022
Date Data Arrived at EDR: 08/09/2022
Date Made Active in Reports: 09/01/2022
Number of Days to Update: 23

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 04/16/2025
Next Scheduled EDR Contact: 08/04/2025
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA FRESNO: CUPA Resources List
Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 06/28/2021
Date Data Arrived at EDR: 12/21/2021
Date Made Active in Reports: 03/03/2022
Number of Days to Update: 72

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 03/19/2025
Next Scheduled EDR Contact: 07/07/2025
Data Release Frequency: Semi-Annually

GLENN COUNTY:

CUPA GLENN: CUPA Facility List
Cupa facility list

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 49

Source: Glenn County Air Pollution Control District
Telephone: 830-934-6500
Last EDR Contact: 04/09/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: No Update Planned

HUMBOLDT COUNTY:

CUPA HUMBOLDT: CUPA Facility List
CUPA facility list.

Date of Government Version: 08/12/2021
Date Data Arrived at EDR: 08/12/2021
Date Made Active in Reports: 11/08/2021
Number of Days to Update: 88

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 02/05/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Semi-Annually

IMPERIAL COUNTY:

CUPA IMPERIAL: CUPA Facility List
Cupa facility list.

Date of Government Version: 01/09/2025
Date Data Arrived at EDR: 01/14/2025
Date Made Active in Reports: 03/28/2025
Number of Days to Update: 73

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 04/09/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

INYO COUNTY:

CUPA INYO: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/03/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 72

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 02/05/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Varies

KERN COUNTY:

CUPA KERN: CUPA Facility List
A listing of sites included in the Kern County Hazardous Material Business Plan.

Date of Government Version: 01/27/2025
Date Data Arrived at EDR: 01/29/2025
Date Made Active in Reports: 01/31/2025
Number of Days to Update: 2

Source: Kern County Public Health
Telephone: 661-321-3000
Last EDR Contact: 01/22/2025
Next Scheduled EDR Contact: 05/12/2025
Data Release Frequency: Varies

UST KERN: Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

Date of Government Version: 01/27/2025
Date Data Arrived at EDR: 01/29/2025
Date Made Active in Reports: 01/31/2025
Number of Days to Update: 2

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 01/22/2025
Next Scheduled EDR Contact: 05/12/2025
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA KINGS: CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 12/03/2020
Date Data Arrived at EDR: 01/26/2021
Date Made Active in Reports: 04/14/2021
Number of Days to Update: 78

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 02/05/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Varies

LAKE COUNTY:

CUPA LAKE: CUPA Facility List
Cupa facility list

Date of Government Version: 01/28/2025
Date Data Arrived at EDR: 01/29/2025
Date Made Active in Reports: 04/15/2025
Number of Days to Update: 76

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 04/02/2025
Next Scheduled EDR Contact: 07/21/2025
Data Release Frequency: Varies

LASSEN COUNTY:

CUPA LASSEN: CUPA Facility List
Cupa facility list

Date of Government Version: 07/31/2020
Date Data Arrived at EDR: 08/21/2020
Date Made Active in Reports: 11/09/2020
Number of Days to Update: 80

Source: Lassen County Environmental Health
Telephone: 530-251-8528
Last EDR Contact: 04/09/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

LOS ANGELES COUNTY:

AOCONCERN: Key Areas of Concerns in Los Angeles County
San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office. Date of Government Version: 3/30/2009 Exide Site area is a cleanup plan of lead-impacted soil surrounding the former Exide Facility as designated by the DTSC. Date of Government Version: 7/17/2017

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: N/A
Telephone: N/A
Last EDR Contact: 03/05/2025
Next Scheduled EDR Contact: 06/23/2025
Data Release Frequency: No Update Planned

HMS LOS ANGELES: HMS: Street Number List
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 01/21/2025
Date Data Arrived at EDR: 01/23/2025
Date Made Active in Reports: 04/03/2025
Number of Days to Update: 70

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 04/09/2025
Next Scheduled EDR Contact: 07/14/2025
Data Release Frequency: Semi-Annually

LF LOS ANGELES: List of Solid Waste Facilities
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 01/06/2025
Date Data Arrived at EDR: 01/07/2025
Date Made Active in Reports: 03/19/2025
Number of Days to Update: 71

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 04/08/2025
Next Scheduled EDR Contact: 07/21/2025
Data Release Frequency: Varies

LF LOS ANGELES CITY: City of Los Angeles Landfills
Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 12/31/2023
Date Data Arrived at EDR: 10/03/2024
Date Made Active in Reports: 12/17/2024
Number of Days to Update: 75

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 04/02/2025
Next Scheduled EDR Contact: 07/21/2025
Data Release Frequency: Varies

LOS ANGELES AST: Active & Inactive AST Inventory
A listing of active & inactive above ground petroleum storage tank site locations, located in the City of Los Angeles.

Date of Government Version: 06/01/2019
Date Data Arrived at EDR: 06/25/2019
Date Made Active in Reports: 08/22/2019
Number of Days to Update: 58

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 03/12/2025
Next Scheduled EDR Contact: 06/30/2025
Data Release Frequency: Varies

LOS ANGELES CO LF METHANE: Methane Producing Landfills
This data was created on April 30, 2012 to represent known disposal sites in Los Angeles County that may produce and emanate methane gas. The shapefile contains disposal sites within Los Angeles County that once accepted degradable refuse material. Information used to create this data was extracted from a landfill survey performed by County Engineers (Major Waste System Map, 1973) as well as historical records from CalRecycle, Regional Water Quality Control Board, and Los Angeles County Department of Public Health

Date of Government Version: 05/14/2024
Date Data Arrived at EDR: 07/09/2024
Date Made Active in Reports: 09/27/2024
Number of Days to Update: 80

Source: Los Angeles County Department of Public Works
Telephone: 626-458-6973
Last EDR Contact: 04/10/2025
Next Scheduled EDR Contact: 07/21/2025
Data Release Frequency: No Update Planned

LOS ANGELES HM: Active & Inactive Hazardous Materials Inventory
A listing of active & inactive hazardous materials facility locations, located in the City of Los Angeles.

Date of Government Version: 12/03/2024
Date Data Arrived at EDR: 12/11/2024
Date Made Active in Reports: 03/04/2025
Number of Days to Update: 83

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 03/18/2025
Next Scheduled EDR Contact: 06/30/2025
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: 12/03/2024
Date Data Arrived at EDR: 12/11/2024
Date Made Active in Reports: 03/04/2025
Number of Days to Update: 83

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 03/18/2025
Next Scheduled EDR Contact: 06/30/2025
Data Release Frequency: Varies

SITE MIT LOS ANGELES: Site Mitigation LA County List
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 09/26/2024
Date Data Arrived at EDR: 01/14/2025
Date Made Active in Reports: 03/28/2025
Number of Days to Update: 73

Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 04/15/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Annually

UST EL SEGUNDO: City of El Segundo Underground Storage Tank
Underground storage tank sites located in El Segundo city.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 04/19/2017
Date Made Active in Reports: 05/10/2017
Number of Days to Update: 21

Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 04/02/2025
Next Scheduled EDR Contact: 07/21/2025
Data Release Frequency: No Update Planned

UST LONG BEACH: City of Long Beach Underground Storage Tank
Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 04/22/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/27/2019
Number of Days to Update: 65

Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 04/09/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

UST TORRANCE: City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 10/15/2024
Date Data Arrived at EDR: 10/17/2024
Date Made Active in Reports: 01/07/2025
Number of Days to Update: 82

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 04/09/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA MADERA: CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 08/10/2020
Date Data Arrived at EDR: 08/12/2020
Date Made Active in Reports: 10/23/2020
Number of Days to Update: 72

Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 02/05/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Varies

MARIN COUNTY:

UST MARIN: Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 09/26/2018
Date Data Arrived at EDR: 10/04/2018
Date Made Active in Reports: 11/02/2018
Number of Days to Update: 29

Source: Public Works Department Waste Management
Telephone: 415-473-6647
Last EDR Contact: 03/19/2025
Next Scheduled EDR Contact: 07/07/2025
Data Release Frequency: Semi-Annually

MENDOCINO COUNTY:

UST MENDOCINO: Mendocino County UST Database
A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 09/22/2021
Date Data Arrived at EDR: 11/18/2021
Date Made Active in Reports: 11/22/2021
Number of Days to Update: 4

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 02/12/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Annually

MERCED COUNTY:

CUPA MERCED: CUPA Facility List
CUPA facility list.

Date of Government Version: 10/08/2024
Date Data Arrived at EDR: 10/09/2024
Date Made Active in Reports: 10/31/2024
Number of Days to Update: 22

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 02/05/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Varies

MONO COUNTY:

CUPA MONO: CUPA Facility List
CUPA Facility List

Date of Government Version: 02/22/2021
Date Data Arrived at EDR: 03/02/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 78

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 02/12/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA MONTEREY: CUPA Facility Listing
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 01/10/2025
Date Data Arrived at EDR: 01/14/2025
Date Made Active in Reports: 02/20/2025
Number of Days to Update: 37

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 03/19/2025
Next Scheduled EDR Contact: 07/07/2025
Data Release Frequency: Varies

NAPA COUNTY:

LUST NAPA: Sites With Reported Contamination
A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 01/09/2017
Date Data Arrived at EDR: 01/11/2017
Date Made Active in Reports: 03/02/2017
Number of Days to Update: 50

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 02/12/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: No Update Planned

UST NAPA: Closed and Operating Underground Storage Tank Sites
Underground storage tank sites located in Napa county.

Date of Government Version: 09/05/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 10/31/2019
Number of Days to Update: 52

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 02/12/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA NEVADA: CUPA Facility List
CUPA facility list.

Date of Government Version: 01/27/2025
Date Data Arrived at EDR: 01/27/2025
Date Made Active in Reports: 02/03/2025
Number of Days to Update: 7

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 04/16/2025
Next Scheduled EDR Contact: 08/04/2025
Data Release Frequency: Varies

ORANGE COUNTY:

IND_SITE ORANGE: List of Industrial Site Cleanups Orange County
Petroleum and non-petroleum spills.

Date of Government Version: 10/31/2024
Date Data Arrived at EDR: 10/31/2024
Date Made Active in Reports: 01/24/2025
Number of Days to Update: 85

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 01/27/2025
Next Scheduled EDR Contact: 05/12/2025
Data Release Frequency: Annually

LUST ORANGE: List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 10/31/2024
Date Data Arrived at EDR: 10/31/2024
Date Made Active in Reports: 01/24/2025
Number of Days to Update: 85

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 01/27/2025
Next Scheduled EDR Contact: 05/12/2025
Data Release Frequency: Quarterly

UST ORANGE: List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 02/05/2025
Date Data Arrived at EDR: 02/06/2025
Date Made Active in Reports: 03/14/2025
Number of Days to Update: 36

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 01/27/2025
Next Scheduled EDR Contact: 05/12/2025
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: 11/19/2024
Date Data Arrived at EDR: 11/20/2024
Date Made Active in Reports: 02/13/2025
Number of Days to Update: 85

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 02/19/2025
Next Scheduled EDR Contact: 06/09/2025
Data Release Frequency: Semi-Annually

PLUMAS COUNTY:

CUPA PLUMAS: CUPA Facility List
Plumas County CUPA Program facilities.

Date of Government Version: 03/31/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/26/2019
Number of Days to Update: 64

Source: Plumas County Environmental Health
Telephone: 530-283-6355
Last EDR Contact: 04/09/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

RIVERSIDE COUNTY:

LUST RIVERSIDE: Listing of Underground Tank Cleanup Sites
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 06/11/2024
Date Data Arrived at EDR: 06/12/2024
Date Made Active in Reports: 06/27/2024
Number of Days to Update: 15

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 03/05/2025
Next Scheduled EDR Contact: 06/23/2025
Data Release Frequency: Quarterly

UST RIVERSIDE: Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 12/05/2024
Date Data Arrived at EDR: 12/05/2024
Date Made Active in Reports: 12/31/2024
Number of Days to Update: 26

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 03/05/2025
Next Scheduled EDR Contact: 06/23/2025
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

CS SACRAMENTO: Toxic Site Clean-Up List
List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 11/07/2022
Date Data Arrived at EDR: 12/21/2022
Date Made Active in Reports: 03/16/2023
Number of Days to Update: 85

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 03/19/2025
Next Scheduled EDR Contact: 07/07/2025
Data Release Frequency: Quarterly

ML SACRAMENTO: Master Hazardous Materials Facility List
Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 11/07/2022
Date Data Arrived at EDR: 12/09/2022
Date Made Active in Reports: 03/01/2023
Number of Days to Update: 82

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 03/19/2025
Next Scheduled EDR Contact: 07/07/2025
Data Release Frequency: Quarterly

SAN BENITO COUNTY:

CUPA SAN BENITO: CUPA Facility List
Cupa facility list

Date of Government Version: 10/25/2024
Date Data Arrived at EDR: 10/29/2024
Date Made Active in Reports: 01/17/2025
Number of Days to Update: 80

Source: San Benito County Environmental Health
Telephone: N/A
Last EDR Contact: 01/22/2025
Next Scheduled EDR Contact: 05/12/2025
Data Release Frequency: Varies

SAN BERNARDINO COUNTY:

PERMITS SAN BERNARDINO: Hazardous Material Permits
This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 12/12/2024
Date Data Arrived at EDR: 12/16/2024
Date Made Active in Reports: 03/05/2025
Number of Days to Update: 79

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 03/05/2025
Next Scheduled EDR Contact: 05/12/2025
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

HMMD SAN DIEGO: Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 11/20/2024
Date Data Arrived at EDR: 11/20/2024
Date Made Active in Reports: 02/13/2025
Number of Days to Update: 85

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 02/25/2025
Next Scheduled EDR Contact: 06/09/2025
Data Release Frequency: Quarterly

LF SAN DIEGO: Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 10/01/2024
Date Data Arrived at EDR: 01/15/2025
Date Made Active in Reports: 03/28/2025
Number of Days to Update: 72

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 04/09/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

SAN DIEGO CO LOP: Local Oversight Program Listing

A listing of all LOP release sites that are or were under the County of San Diego's jurisdiction. Included are closed or transferred cases, open cases, and cases that did not have a case type indicated. The cases without a case type are mostly complaints; however, some of them could be LOP cases.

Date of Government Version: 07/22/2021
Date Data Arrived at EDR: 10/19/2021
Date Made Active in Reports: 01/13/2022
Number of Days to Update: 86

Source: Department of Environmental Health
Telephone: 858-505-6874
Last EDR Contact: 04/09/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

SAN DIEGO CO SAM: Environmental Case Listing

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24

Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 02/19/2025
Next Scheduled EDR Contact: 06/09/2025
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

CUPA SAN FRANCISCO CO: CUPA Facility Listing

Cupa facilities

Date of Government Version: 01/28/2025
Date Data Arrived at EDR: 01/29/2025
Date Made Active in Reports: 04/16/2025
Number of Days to Update: 77

Source: San Francisco County Department of Environmental Health
Telephone: 415-252-3896
Last EDR Contact: 01/23/2025
Next Scheduled EDR Contact: 05/12/2025
Data Release Frequency: Varies

LUST SAN FRANCISCO: Local Oversite Facilities
A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 01/22/2025
Next Scheduled EDR Contact: 05/12/2025
Data Release Frequency: No Update Planned

UST SAN FRANCISCO: Underground Storage Tank Information
Underground storage tank sites located in San Francisco county.

Date of Government Version: 01/28/2025
Date Data Arrived at EDR: 01/29/2025
Date Made Active in Reports: 04/16/2025
Number of Days to Update: 77

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 01/23/2025
Next Scheduled EDR Contact: 05/12/2025
Data Release Frequency: Quarterly

SAN FRANCISO COUNTY:

SAN FRANCISCO MAHER: Maher Ordinance Property Listing
A listing of properties that fall within a Maher Ordinance, for all of San Francisco. The Maher Ordinance requires San Francisco Department of Public Health (DPH) oversight for the characterization and mitigation of hazardous substances found in soil, soil vapor, and groundwater in areas designated within the Maher map. The Maher map includes areas with current or historical industrial use or zoning; areas within 100 feet of current or historical underground tanks; filled former Bay, marsh, or creek areas; or areas within 150 feet of a current or former elevated highway. City of San Francisco Planning.

Date of Government Version: 01/12/2025
Date Data Arrived at EDR: 01/14/2025
Date Made Active in Reports: 04/02/2025
Number of Days to Update: 78

Source: San Francisco Planning
Telephone: 628-652-7483
Last EDR Contact: 04/15/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

SAN JOAQUIN COUNTY:

UST SAN JOAQUIN: San Joaquin Co. UST
A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 06/22/2018
Date Data Arrived at EDR: 06/26/2018
Date Made Active in Reports: 07/11/2018
Number of Days to Update: 15

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 03/05/2025
Next Scheduled EDR Contact: 06/23/2025
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA SAN LUIS OBISPO: CUPA Facility List
Cupa Facility List.

Date of Government Version: 11/12/2024
Date Data Arrived at EDR: 11/13/2024
Date Made Active in Reports: 02/06/2025
Number of Days to Update: 85

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 02/05/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Varies

SAN MATEO COUNTY:

BI SAN MATEO: Business Inventory
List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 02/20/2020
Date Data Arrived at EDR: 02/20/2020
Date Made Active in Reports: 04/24/2020
Number of Days to Update: 64

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 03/06/2025
Next Scheduled EDR Contact: 06/16/2025
Data Release Frequency: Annually

LUST SAN MATEO: Fuel Leak List
A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 03/29/2019
Date Data Arrived at EDR: 03/29/2019
Date Made Active in Reports: 05/29/2019
Number of Days to Update: 61

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 02/26/2025
Next Scheduled EDR Contact: 06/16/2025
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA SANTA BARBARA: CUPA Facility Listing
CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/09/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 28

Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 02/05/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: No Update Planned

SANTA CLARA COUNTY:

CUPA SANTA CLARA: Cupa Facility List
Cupa facility list

Date of Government Version: 11/18/2024
Date Data Arrived at EDR: 11/19/2024
Date Made Active in Reports: 02/12/2025
Number of Days to Update: 85

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 02/05/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Varies

HIST LUST SANTA CLARA: HIST LUST - Fuel Leak Site Activity Report
A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LUST SANTA CLARA: LOP Listing
A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014
Date Data Arrived at EDR: 03/05/2014
Date Made Active in Reports: 03/18/2014
Number of Days to Update: 13

Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 02/12/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: No Update Planned

SANTA CRUZ COUNTY:

CUPA SANTA CRUZ: CUPA Facility List
CUPA facility listing.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 05/23/2017
Number of Days to Update: 90

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 02/05/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Varies

SITE MIT SANTA CRUZ: Site Mitigation Santa Cruz County List
Sites may become contaminated with toxic chemicals through illegal dumping or disposal, from leaking underground storage tanks, or through industrial or commercial activities.The goal of the site mitigation program is to protect the public health and the environment while facilitating completion of contaminated site clean-up projects in a timely manner.

Date of Government Version: 12/03/2018
Date Data Arrived at EDR: 06/23/2023
Date Made Active in Reports: 07/13/2023
Number of Days to Update: 20

Source: Santa Cruz Environmental Health Services
Telephone: 831-454-2761
Last EDR Contact: 02/05/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA SHASTA: CUPA Facility List
Cupa Facility List.

Date of Government Version: 06/15/2017
Date Data Arrived at EDR: 06/19/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 51

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 02/05/2025
Next Scheduled EDR Contact: 05/26/2025
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: 02/12/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Quarterly

UST SOLANO: Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 09/15/2021
Date Data Arrived at EDR: 09/16/2021
Date Made Active in Reports: 12/09/2021
Number of Days to Update: 84

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 02/12/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Quarterly

SONOMA COUNTY:

CUPA SONOMA: Cupa Facility List
Cupa Facility list

Date of Government Version: 07/02/2021
Date Data Arrived at EDR: 07/06/2021
Date Made Active in Reports: 07/14/2021
Number of Days to Update: 8

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 03/12/2025
Next Scheduled EDR Contact: 06/30/2025
Data Release Frequency: Varies

LUST SONOMA: Leaking Underground Storage Tank Sites
A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 06/30/2021
Date Data Arrived at EDR: 06/30/2021
Date Made Active in Reports: 09/24/2021
Number of Days to Update: 86

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 03/12/2025
Next Scheduled EDR Contact: 06/30/2025
Data Release Frequency: Quarterly

STANISLAUS COUNTY:

CUPA STANISLAUS: CUPA Facility List
Cupa facility list

Date of Government Version: 02/08/2022
Date Data Arrived at EDR: 02/10/2022
Date Made Active in Reports: 05/04/2022
Number of Days to Update: 83

Source: Stanislaus County Department of Ennvironmental Protection
Telephone: 209-525-6751
Last EDR Contact: 04/02/2025
Next Scheduled EDR Contact: 07/21/2025
Data Release Frequency: Varies

SUTTER COUNTY:

UST SUTTER: Underground Storage Tanks
Underground storage tank sites located in Sutter county.

Date of Government Version: 11/05/2024
Date Data Arrived at EDR: 11/20/2024
Date Made Active in Reports: 02/13/2025
Number of Days to Update: 85

Source: Sutter County Environmental Health Services
Telephone: 530-822-7500
Last EDR Contact: 02/12/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Semi-Annually

TEHAMA COUNTY:

CUPA TEHAMA: CUPA Facility List
Cupa facilities

Date of Government Version: 08/27/2024
Date Data Arrived at EDR: 08/28/2024
Date Made Active in Reports: 11/12/2024
Number of Days to Update: 76

Source: Tehama County Department of Environmental Health
Telephone: 530-527-8020
Last EDR Contact: 02/05/2025
Next Scheduled EDR Contact: 05/12/2025
Data Release Frequency: Varies

TRINITY COUNTY:

CUPA TRINITY: CUPA Facility List
Cupa facility list

Date of Government Version: 01/09/2025
Date Data Arrived at EDR: 01/14/2025
Date Made Active in Reports: 03/28/2025
Number of Days to Update: 73

Source: Department of Toxic Substances Control
Telephone: 760-352-0381
Last EDR Contact: 04/09/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

TULARE COUNTY:

CUPA TULARE: CUPA Facility List
Cupa program facilities

Date of Government Version: 10/07/2022
Date Data Arrived at EDR: 10/07/2022
Date Made Active in Reports: 12/21/2022
Number of Days to Update: 75

Source: Tulare County Environmental Health Services Division
Telephone: 559-624-7400
Last EDR Contact: 01/22/2025
Next Scheduled EDR Contact: 05/12/2025
Data Release Frequency: Varies

TUOLUMNE COUNTY:

CUPA TUOLUMNE: CUPA Facility List
Cupa facility list

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/25/2018
Date Made Active in Reports: 06/25/2018
Number of Days to Update: 61

Source: Divison of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 04/09/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Varies

VENTURA COUNTY:

BWT VENTURA: Business Plan, Hazardous Waste Producers, and Operating Underground Tanks
The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 11/21/2024
Date Data Arrived at EDR: 01/21/2025
Date Made Active in Reports: 04/03/2025
Number of Days to Update: 72

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 04/11/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Quarterly

LF VENTURA: Inventory of Illegal Abandoned and Inactive Sites
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 03/19/2025
Next Scheduled EDR Contact: 07/07/2025
Data Release Frequency: No Update Planned

LUST VENTURA: Listing of Underground Tank Cleanup Sites
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 01/30/2025
Next Scheduled EDR Contact: 05/19/2025
Data Release Frequency: No Update Planned

MED WASTE VENTURA: Medical Waste Program List
To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 07/02/2024
Date Data Arrived at EDR: 07/18/2024
Date Made Active in Reports: 07/23/2024
Number of Days to Update: 5
Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 04/03/2025
Next Scheduled EDR Contact: 07/28/2025
Data Release Frequency: Quarterly

UST VENTURA: Underground Tank Closed Sites List
Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 08/27/2024
Date Data Arrived at EDR: 09/04/2024
Date Made Active in Reports: 11/13/2024
Number of Days to Update: 70
Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 03/04/2025
Next Scheduled EDR Contact: 06/16/2025
Data Release Frequency: Quarterly

YOLO COUNTY:

UST YOLO: Underground Storage Tank Comprehensive Facility Report
Underground storage tank sites located in Yolo county.

Date of Government Version: 03/19/2025
Date Data Arrived at EDR: 03/25/2025
Date Made Active in Reports: 03/28/2025
Number of Days to Update: 3
Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 03/19/2025
Next Scheduled EDR Contact: 07/07/2025
Data Release Frequency: Annually

YUBA COUNTY:

CUPA YUBA: CUPA Facility List
CUPA facility listing for Yuba County.

Date of Government Version: 01/17/2025
Date Data Arrived at EDR: 01/22/2025
Date Made Active in Reports: 04/03/2025
Number of Days to Update: 71
Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 04/16/2025
Next Scheduled EDR Contact: 08/04/2025
Data Release Frequency: Varies

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: 11/04/2024
Date Data Arrived at EDR: 11/05/2024
Date Made Active in Reports: 01/27/2025
Number of Days to Update: 83
Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 02/04/2025
Next Scheduled EDR Contact: 05/19/2025
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/16/2019
Number of Days to Update: 36

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 03/27/2025
Next Scheduled EDR Contact: 07/14/2025
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 11/30/2023
Date Made Active in Reports: 12/01/2023
Number of Days to Update: 1

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 01/23/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 04/03/2025
Next Scheduled EDR Contact: 07/21/2025
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 11/30/2021
Date Made Active in Reports: 02/18/2022
Number of Days to Update: 80

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 02/06/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 02/26/2025
Next Scheduled EDR Contact: 06/16/2025
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: Endeavor Business Media
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data
Source: Endeavor Business Media
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

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

7500 HELLMAN AVENUE
7500 HELLMAN AVENUE
CORONA, CA 92880

TARGET PROPERTY COORDINATES

Latitude (North):	33.953021 - 33° 57' 10.88''
Longitude (West):	117.60994 - 117° 36' 35.78''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	443640.7
UTM Y (Meters):	3756920.2
Elevation:	576 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	50005749 CORONA NORTH, CA
Version Date:	2022
West Map:	50006194 PRADO DAM, CA
Version Date:	2022

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

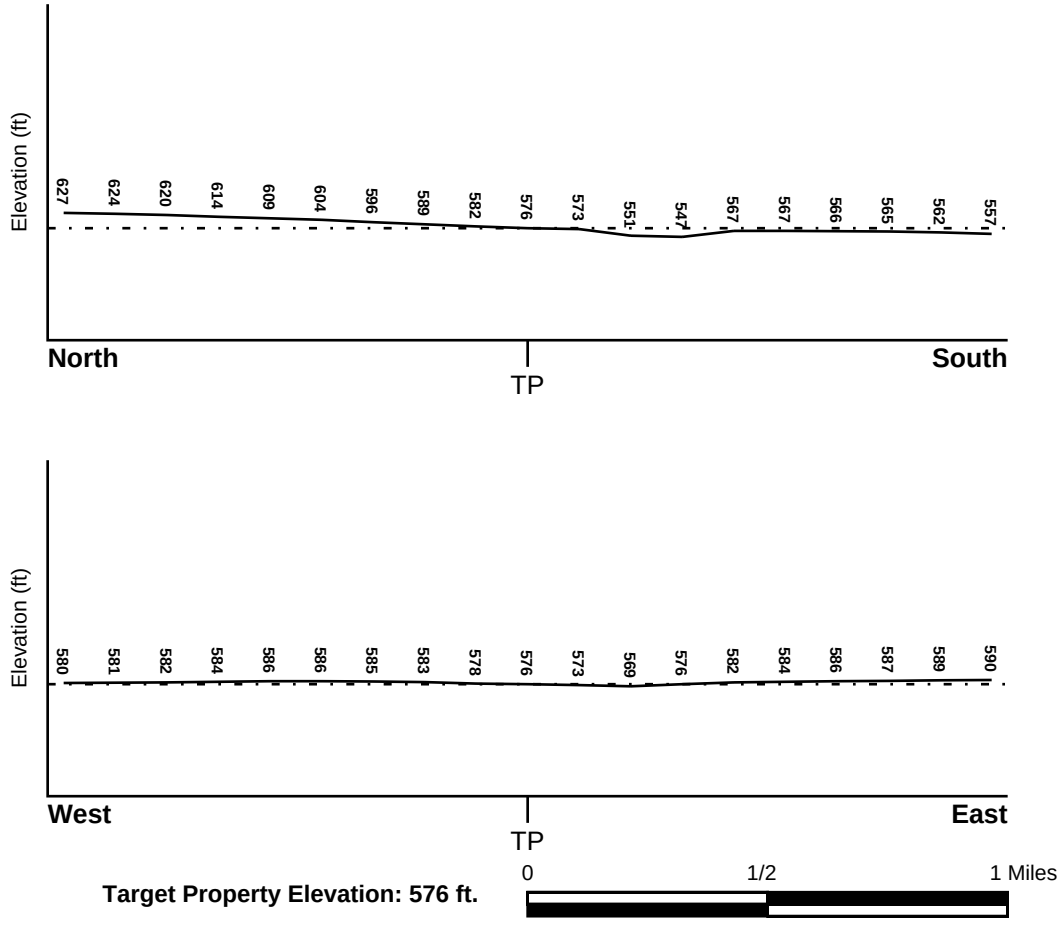
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General SSE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
06071C9375H	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
06071C9335H	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
CORONA NORTH	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
3	1/4 - 1/2 Mile South	SW
1G	1/4 - 1/2 Mile South	SW

For additional site information, refer to Physical Setting Source Map Findings.

* ©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

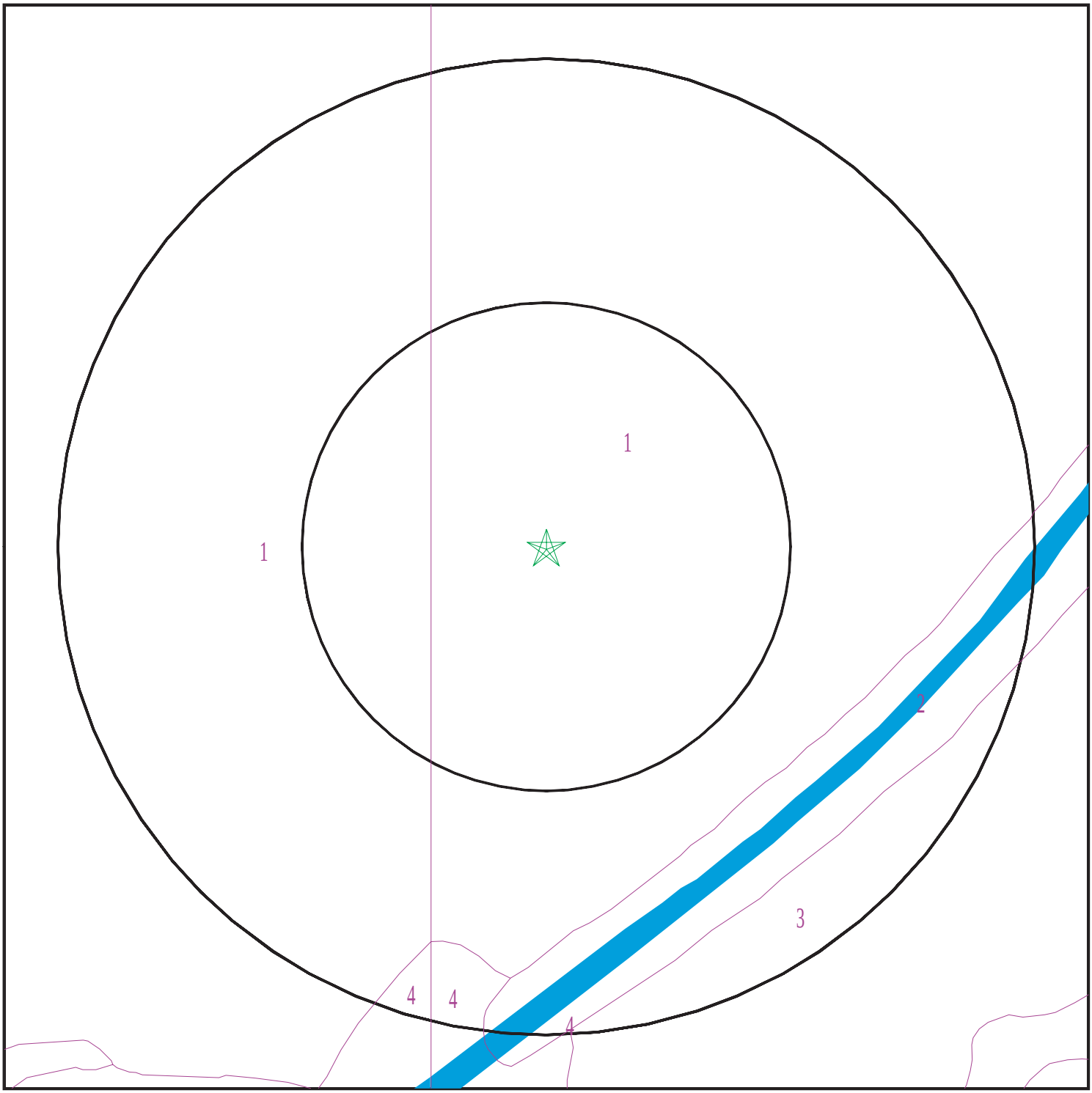
Era:	Cenozoic
System:	Quaternary
Series:	Quaternary
Code:	Q *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratifed Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 7961809.2s



SITE NAME:	7500 Hellman Avenue	CLIENT:	Stantec
ADDRESS:	7500 Hellman Avenue Corona CA 92880	CONTACT:	Alicia Ruth Jansen
LAT/LONG:	33.953021 / 117.60994	INQUIRY #:	7961809.2s
		DATE:	April 17, 2025 2:39 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: CHINO

Soil Surface Texture: silt 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: Somewhat poorly drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	16 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 8.4 Min: 7.9
2	16 inches	59 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 8.4 Min: 7.9

Soil Map ID: 2

Soil Component Name: RIVERWASH

Soil Surface Texture: gravelly coarse sand

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Excessively drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: All hydric

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	5 inches	gravelly coarse sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILIS, Gravels, Clean Gravels, Well-graded gravel.	Max: 141 Min: 42	Max: Min:
2	5 inches	59 inches	stratified extremely gravelly coarse sand to gravelly sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILIS, Gravels, Clean Gravels, Well-graded gravel.	Max: 141 Min: 42	Max: Min:

Soil Map ID: 3

Soil Component Name: CHINO

Soil Surface Texture: silt 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: Somewhat poorly drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

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	14 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 8.4 Min: 7.9
2	14 inches	27 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 8.4 Min: 7.9
3	27 inches	59 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 8.4 Min: 7.9

Soil Map ID: 4

Soil Component Name: HILMAR

Soil Surface Texture: loamy fine sand

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Somewhat poorly drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

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	22 inches	loamy fine sand	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	Max: 1.4 Min: 0.42	Max: 8.4 Min: 7.9
2	22 inches	59 inches	stratified loamy sand to 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	Max: 1.4 Min: 0.42	Max: 8.4 Min: 7.9

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

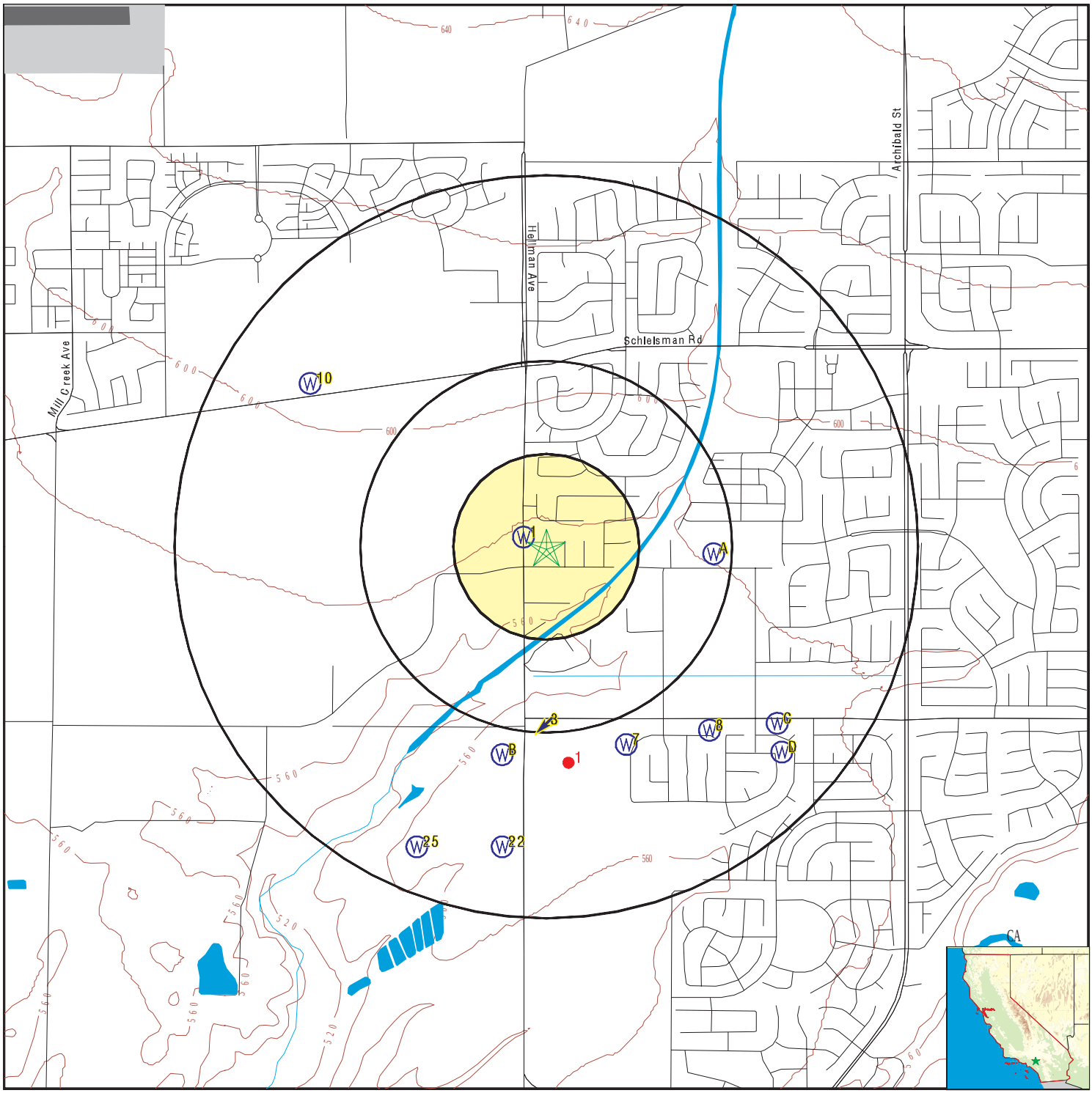
MAP ID	WELL ID	LOCATION FROM TP
1	CADWR9000006214	0 - 1/8 Mile WNW
A2	2612	1/4 - 1/2 Mile East
A4	CADDW2000005447	1/4 - 1/2 Mile East
B5	CADWR0000000402	1/2 - 1 Mile SSW
B6	CADWR0000027877	1/2 - 1 Mile SSW
7	3602	1/2 - 1 Mile SSE
8	2611	1/2 - 1 Mile SE
C9	CAEDF0000099166	1/2 - 1 Mile SE
10	CADWR0000016777	1/2 - 1 Mile NW
C11	CAEDF0000009650	1/2 - 1 Mile SE
C12	CAEDF0000063199	1/2 - 1 Mile SE
C13	CAEDF0000070841	1/2 - 1 Mile SE
C14	CAEDF0000064394	1/2 - 1 Mile SE
C15	CAEDF0000070657	1/2 - 1 Mile SE
C16	CAEDF0000069309	1/2 - 1 Mile SE
C17	CAEDF0000012530	1/2 - 1 Mile SE
C18	CAEDF0000076841	1/2 - 1 Mile SE
C19	CAEDF0000076244	1/2 - 1 Mile SE
C20	CAEDF0000078059	1/2 - 1 Mile SE
C21	CAEDF0000034965	1/2 - 1 Mile SE
22	CADWR0000024264	1/2 - 1 Mile South
D23	CAEDF0000128031	1/2 - 1 Mile SE
D24	CAEDF0000029821	1/2 - 1 Mile SE
25	CADWR0000011197	1/2 - 1 Mile SSW

OTHER STATE DATABASE INFORMATION

STATE OIL/GAS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	CAOG17000004655	1/2 - 1 Mile South

PHYSICAL SETTING SOURCE MAP - 7961809.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Airports
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- GI Indeterminate Groundwater Flow at Location
- GV Groundwater Flow Varies at Location
- HD Closest Hydrogeological Data
- Oil, gas or related wells

SITE NAME:	7500 Hellman Avenue	CLIENT:	Stantec
ADDRESS:	7500 Hellman Avenue Corona CA 92880	CONTACT:	Alicia Ruth Jansen
LAT/LONG:	33.953021 / 117.60994	INQUIRY #:	7961809.2s
		DATE:	April 17, 2025 2:39 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

	Database	EDR ID Number
1 **WNW** **0 - 1/8 Mile** **Higher**	**CA WELLS**	**CADWR9000006214**

State Well #:	Not Reported	Station ID:	48079
Well Name:	CHINO-1207982	Basin Name:	Chino
Well Use:	Observation		
Well Type:	Part of a nested/multi-completion well		
Well Depth:	135	Well Completion Rpt #:	e023309

A2 **East** **1/4 - 1/2 Mile** **Higher**	**CA WELLS**	**2612**

Seq:	2612	Prim sta c:	02S/07W-35L01 S
Frds no:	3301736001	County:	33
District:	63	User id:	33C
System no:	3301736	Water type:	G
Source nam:	WELL 01	Station ty:	WELL/AMBNT/MUN/INTAKE
Latitude:	335710.0	Longitude:	1173606.0
Precision:	3	Status:	AR
Comment 1:	14673 WALTERS ST., CORONA	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		

System no:	3301736	System nam:	Walters Wc
Hqname:	Not Reported	Address:	Not Reported
City:	Not Reported	State:	Not Reported
Zip:	Not Reported	Zip ext:	Not Reported
Pop serv:	0	Connection:	0
Area serve:	Not Reported		

---

3 **South** **1/4 - 1/2 Mile** **Lower**	Site ID:	083302926T	**AQUIFLOW**	**66361**
	Groundwater Flow:	SW		
	Shallow Water Depth:	Not Reported		
	Deep Water Depth:	Not Reported		
	Average Water Depth:	30'		
	Date:	04/01/1999		

A4 **East** **1/4 - 1/2 Mile** **Higher**	**CA WELLS**	**CADDW2000005447**

GAMA:

Well ID:	CA3301736_001_001	Well Type:	MUNICIPAL
Source:	DDW	Other Names:	3301736-001
GAMA Pfas testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&samp_date=&global_id=&assigned_name=CA3301736_001_001&store_num=		
GeoTracker Data:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

B5
SSW
1/2 - 1 Mile
Lower

CA WELLS **CADWR0000000402**

Well ID:	03S07W04A002S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	03S07W04A002S	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=03S07W04A002S&store_num=		
GeoTracker Data:	Not Reported		

B6
SSW
1/2 - 1 Mile
Lower

CA WELLS **CADWR0000027877**

Well ID:	03S07W04A001S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	03S07W04A001S	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=03S07W04A001S&store_num=		
GeoTracker Data:	Not Reported		

7
SSE
1/2 - 1 Mile
Lower

CA WELLS **3602**

Seq:	3602	Prim sta c:	03S/07W-03D03 S
Frds no:	3301166001	County:	33
District:	63	User id:	33C
System no:	3301166	Water type:	G
Source nam:	WELL 01	Station ty:	WELL/AMBNT/MUN/INTAKE
Latitude:	335643.0	Longitude:	1173619.0
Precision:	3	Status:	AR
Comment 1:	14982 CHANDLER ST CORONA	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		
System no:	3301166	System nam:	Corona Livestock Auction
Hqname:	Not Reported	Address:	Not Reported
City:	Not Reported	State:	Not Reported
Zip:	Not Reported	Zip ext:	Not Reported
Pop serv:	0	Connection:	0
Area serve:	Not Reported		

8
SE
1/2 - 1 Mile
Lower

CA WELLS **2611**

Seq:	2611	Prim sta c:	02S/07W-34Q05 S
Frds no:	3301057001	County:	33

District:	63	User id:	33C
System no:	3301057	Water type:	G
Source nam:	WELL 01	Station ty:	WELL/AMBNT/MUN/INTAKE
Latitude:	335645.0	Longitude:	1173605.0
Precision:	2	Status:	AR
Comment 1:	14449 CHANDLER AVE CORONA	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		

System no:	3301057	System nam:	Brazils Market
Hqname:	Not Reported	Address:	Not Reported
City:	Not Reported	State:	Not Reported
Zip:	Not Reported	Zip ext:	Not Reported
Pop serv:	0	Connection:	0
Area serve:	Not Reported		

C9
SE
1/2 - 1 Mile
Higher

CA WELLS **CAEDF0000099166**

Well ID:	T0606500322-MW-9	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-9
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0606500322&assigned_name=MW-9&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0606500322&assigned_name=MW-9		

10
NW
1/2 - 1 Mile
Higher

CA WELLS **CADWR0000016777**

Well ID:	02S07W33C001S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	02S07W33C001S	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=02S07W33C001S&store_num=		
GeoTracker Data:	Not Reported		

C11
SE
1/2 - 1 Mile
Higher

CA WELLS **CAEDF0000009650**

Well ID:	T0606500322-MW-8	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-8
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0606500322&assigned_name=MW-8&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0606500322&assigned_name=MW-8		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

C12
SE
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000063199**

Well ID:	T0606500322-MW-8R	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-8R
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0606500322&assigned_name=MW-8R&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0606500322&assigned_name=MW-8R		

C13
SE
1/2 - 1 Mile
Higher

CA WELLS **CAEDF0000070841**

Well ID:	T0606500322-MW-7	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-7
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0606500322&assigned_name=MW-7&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0606500322&assigned_name=MW-7		

C14
SE
1/2 - 1 Mile
Higher

CA WELLS **CAEDF0000064394**

Well ID:	T0606500322-EW-2	Well Type:	MONITORING
Source:	EDF	Other Name:	EW-2
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0606500322&assigned_name=EW-2&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0606500322&assigned_name=EW-2		

C15
SE
1/2 - 1 Mile
Higher

CA WELLS **CAEDF0000070657**

Well ID:	T0606500322-MW-3	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-3
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0606500322&assigned_name=MW-3&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0606500322&assigned_name=MW-3		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

C16
SE
1/2 - 1 Mile
Higher

CA WELLS **CAEDF0000069309**

Well ID:	T0606500322-MW-4	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-4
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0606500322&assigned_name=MW-4&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0606500322&assigned_name=MW-4		

C17
SE
1/2 - 1 Mile
Higher

CA WELLS **CAEDF0000012530**

Well ID:	T0606500322-MW-1	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-1
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0606500322&assigned_name=MW-1&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0606500322&assigned_name=MW-1		

C18
SE
1/2 - 1 Mile
Higher

CA WELLS **CAEDF0000076841**

Well ID:	T0606500322-MW-2	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-2
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0606500322&assigned_name=MW-2&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0606500322&assigned_name=MW-2		

C19
SE
1/2 - 1 Mile
Higher

CA WELLS **CAEDF0000076244**

Well ID:	T0606500322-MW-6	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-6
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0606500322&assigned_name=MW-6&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0606500322&assigned_name=MW-6		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

C20
SE
1/2 - 1 Mile
Higher

CA WELLS **CAEDF0000078059**

Well ID:	T0606500322-EW-1	Well Type:	MONITORING
Source:	EDF	Other Name:	EW-1
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0606500322&assigned_name=EW-1&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0606500322&assigned_name=EW-1		

C21
SE
1/2 - 1 Mile
Higher

CA WELLS **CAEDF0000034965**

Well ID:	T0606500322-MW-5	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-5
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0606500322&assigned_name=MW-5&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0606500322&assigned_name=MW-5		

22
South
1/2 - 1 Mile
Lower

CA WELLS **CADWR0000024264**

Well ID:	03S07W04H001S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	03S07W04H001S	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=03S07W04H001S&store_num=		
GeoTracker Data:	Not Reported		

D23
SE
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000128031**

Well ID:	T0606500322-MW-10	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-10
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0606500322&assigned_name=MW-10&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0606500322&assigned_name=MW-10		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
D24 **SE** **1/2 - 1 Mile** **Lower**		**CA WELLS**	**CAEDF0000029821**

Well ID:	T0606500322-MW-11	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-11
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0606500322&assigned_name=MW-11&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0606500322&assigned_name=MW-11		

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25 **SSW** **1/2 - 1 Mile** **Lower**		**CA WELLS**	**CADWR0000011197**

Well ID:	03S07W04G001S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	03S07W04G001S	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=03S07W04G001S&store_num=		
GeoTracker Data:	Not Reported		

1G **South** **1/4 - 1/2 Mile** **Lower**	Site ID:	083302926T		**AQUIFLOW**	**66361**
	Groundwater Flow:	SW			
	Shallow Water Depth:	Not Reported			
	Deep Water Depth:	Not Reported			
	Average Water Depth:	30’			
	Date:	04/01/1999			

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

1
South
1/2 - 1 Mile

OIL_GAS **CAOG17000004655**

OIL_GAS:

API #:	0406500131	Well #:	1
Well Type:	Dry Hole	Well Status:	Plugged
Lease Name:	Pinkerton	Well Design:	Pinkerton 1
Operator ID:	01666	Operator Name:	Clifford A. Robinett
Field Name:	Any Field	Area Name:	Any Area
Place:	Eastvale	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
Spud Date:	Not Reported		
Well Record Request URL:	https://filerequest.conservation.ca.gov/WellRecord?api=06500131		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
92880	15	1

Federal EPA Radon Zone for RIVERSIDE County: 2

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 RIVERSIDE COUNTY, CA

Number of sites tested: 12

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.117 pCi/L	100%	0%	0%
Living Area - 2nd Floor	0.450 pCi/L	100%	0%	0%
Basement	1.700 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

OTHER STATE DATABASE INFORMATION

Groundwater Ambient Monitoring & Assessment Program
State Water Resources Control Board
Telephone: 916-341-5577
The GAMA Program is Californias comprehensive groundwater quality monitoring program. GAMA collects data by testing the untreated, raw water in different types of wells for naturally-occurring and man-made chemicals. The GAMA data includes Domestic, Monitoring and Municipal well types from the following sources, Department of Water Resources, Department of Heath Services, EDF, Agricultural Lands, Lawrence Livermore National Laboratory, Department of Pesticide Regulation, United States Geological Survey, Groundwater Ambient Monitoring and Assessment Program and Local Groundwater Projects.

Water Well Database
Source: Department of Water Resources
Telephone: 916-651-9648

California Drinking Water Quality Database
Source: Department of Public Health
Telephone: 916-324-2319
The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

Geothermal Wells Listing
Department of Conservation
Telephone: 916-445-9686
Geothermal well means a well constructed to extract or return water to the ground after it has been used for heating or cooling purposes. Geothermal wells in California (except for wells on federal leases which are administered by the Bureau of Land Management) are permitted, drilled, operated, and permanently sealed and closed (plugged and abandoned) under requirements and procedures administered by the Geothermal Section of the Department of Conservations Geologic Energy Management Division (CalGEM, formerly DOGGR).

California Oil and Gas Well Locations
Source: Dept of Conservation, Geologic Energy Management Division
Telephone: 916-323-1779
Oil and Gas well locations in the state.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

California Earthquake Fault Lines
Source: California Division of Mines and Geology
The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

RADON

State Database: CA Radon
Source: Department of Public Health
Telephone: 916-210-8558
Radon Database for California

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

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APPENDIX E
HISTORICAL RECORDS

7500 Hellman Avenue

7500 Hellman Avenue

Corona, CA 92880

Inquiry Number: 7961809.3

April 17, 2025

Certified Sanborn® Map Report

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

Certified Sanborn® Map Report

04/17/25

Site Name:

7500 Hellman Avenue
7500 Hellman Avenue
Corona, CA 92880
EDR Inquiry # 7961809.3

Client Name:

Stantec
735 E. Carnegie Drive, Suite 280
SAN BERNARDINO, CA 92408
Contact: Alicia Ruth Jansen

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Stantec were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 5ECD-47D0-966D

PO # NA

Project NA

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 #: 5ECD-47D0-966D

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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7500 Hellman Avenue

7500 Hellman Avenue

Corona, CA 92880

Inquiry Number: 7961809.4

April 17, 2025

EDR Historical Topo Map Report

with QuadMatch™

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

EDR Historical Topo Map Report

04/17/25

Site Name:	Client Name:
7500 Hellman Avenue	Stantec
7500 Hellman Avenue	735 E. Carnegie Drive, Suite 280
Corona, CA 92880	SAN BERNARDINO, CA 92408
EDR Inquiry # 7961809.4	Contact: Alicia Ruth Jansen

EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Stantec were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:		*Coordinates:*	
P.O.#	NA	**Latitude:**	33.953021 33° 57' 11" North
Project:	NA	**Longitude:**	-117.60994 -117° 36' 36" West
		UTM Zone:	Zone 11 North
		UTM X Meters:	443641.97
		UTM Y Meters:	3757114.60
		Elevation:	576.37' above sea level

Maps Provided:

2022	1950, 1954
2018	1947
2015	1942
2012	1902
1981	
1975	
1973	
1967	

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Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2022 Source Sheets



Corona North
2022
7.5-minute, 24000



Prado Dam
2022
7.5-minute, 24000

2018 Source Sheets



Corona North
2018
7.5-minute, 24000



Prado Dam
2018
7.5-minute, 24000

2015 Source Sheets



Corona North
2015
7.5-minute, 24000



Prado Dam
2015
7.5-minute, 24000

2012 Source Sheets



Corona North
2012
7.5-minute, 24000



Prado Dam
2012
7.5-minute, 24000

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1981 Source Sheets



Corona North
1981
7.5-minute, 24000
Aerial Photo Revised 1978



Prado Dam
1981
7.5-minute, 24000
Aerial Photo Revised 1978

1975 Source Sheets



Corona North
1975
7.5-minute, 24000
Aerial Photo Revised 1975

1973 Source Sheets



Corona North
1973
7.5-minute, 24000
Aerial Photo Revised 1973



Prado Dam
1973
7.5-minute, 24000
Aerial Photo Revised 1973

1967 Source Sheets



Corona North
1967
7.5-minute, 24000
Aerial Photo Revised 1966



Prado Dam
1967
7.5-minute, 24000
Aerial Photo Revised 1966

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1950, 1954 Source Sheets



Prado Dam
1950
7.5-minute, 24000
Aerial Photo Revised 1946



Corona North
1954
7.5-minute, 24000
Aerial Photo Revised 1952

1947 Source Sheets



CORONA
1947
15-minute, 50000

1942 Source Sheets



Corona and Vicinity
1942
7.5-minute, 31680

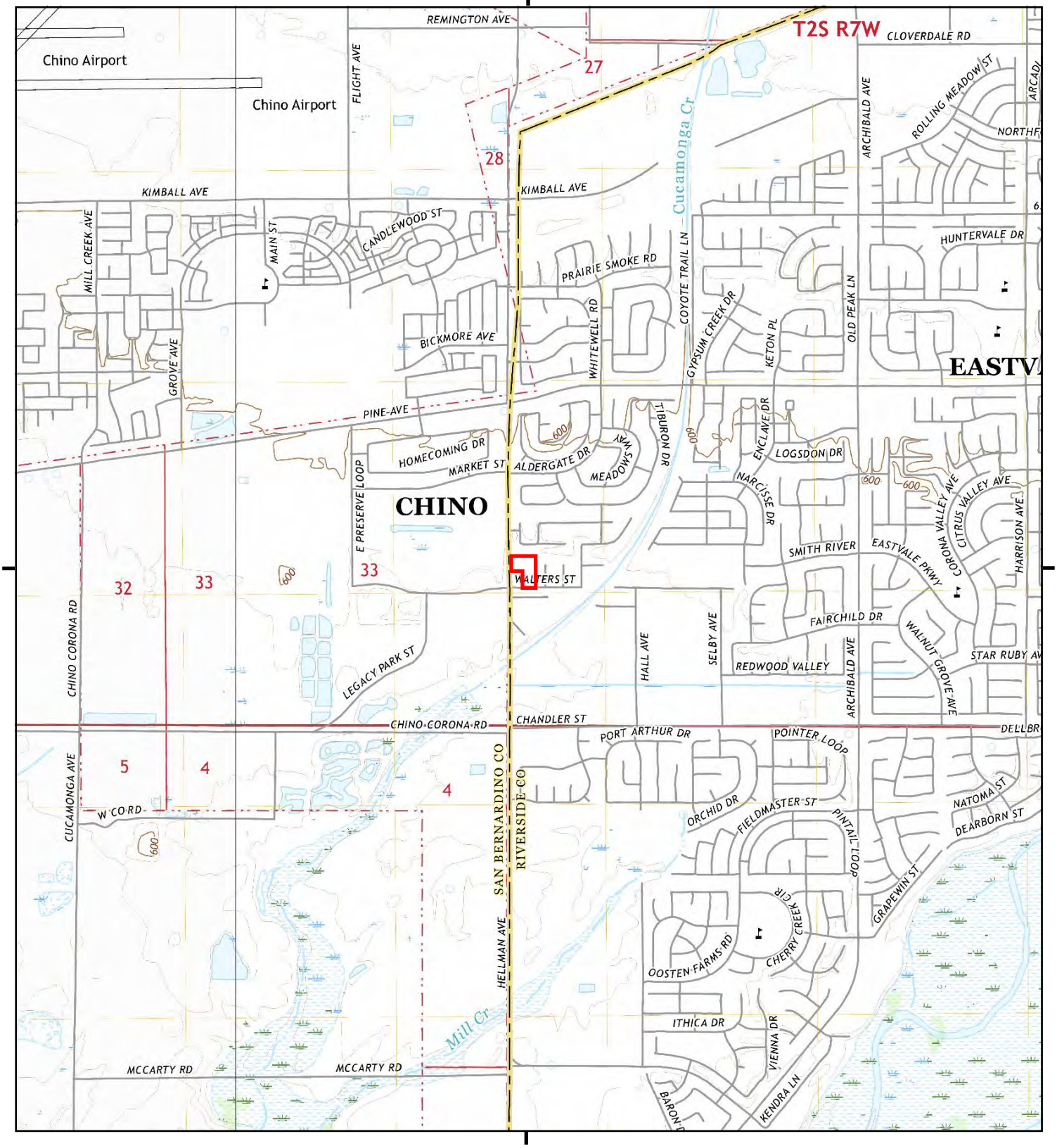
1902 Source Sheets



Corona
1902
30-minute, 125000

Historical Topo Map

2022



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

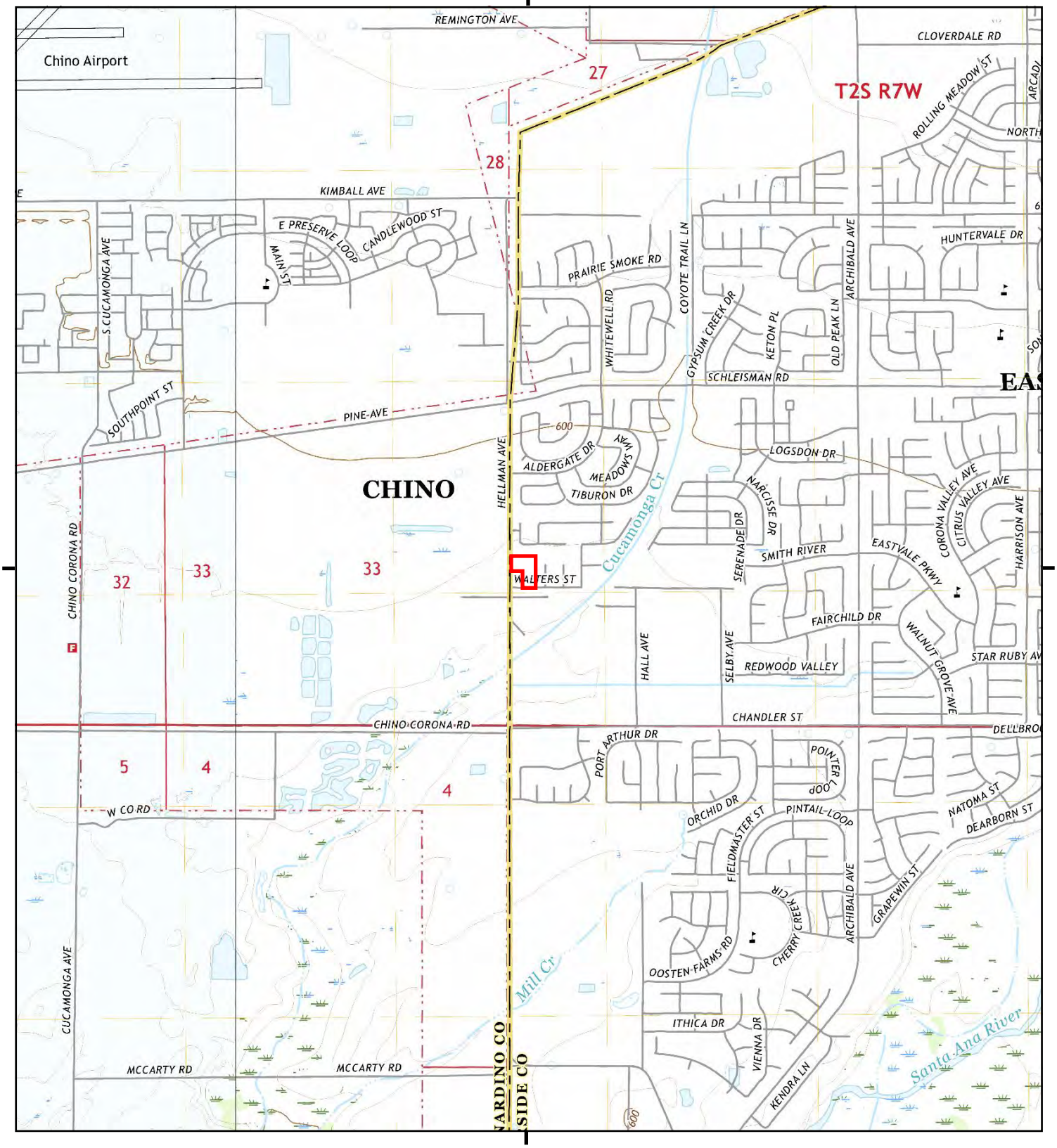
TP, Corona North, 2022, 7.5-minute
W, Prado Dam, 2022, 7.5-minute

SITE NAME: 7500 Hellman Avenue
ADDRESS: 7500 Hellman Avenue
Corona, CA 92880
CLIENT: Stantec

N

Historical Topo Map

2018



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

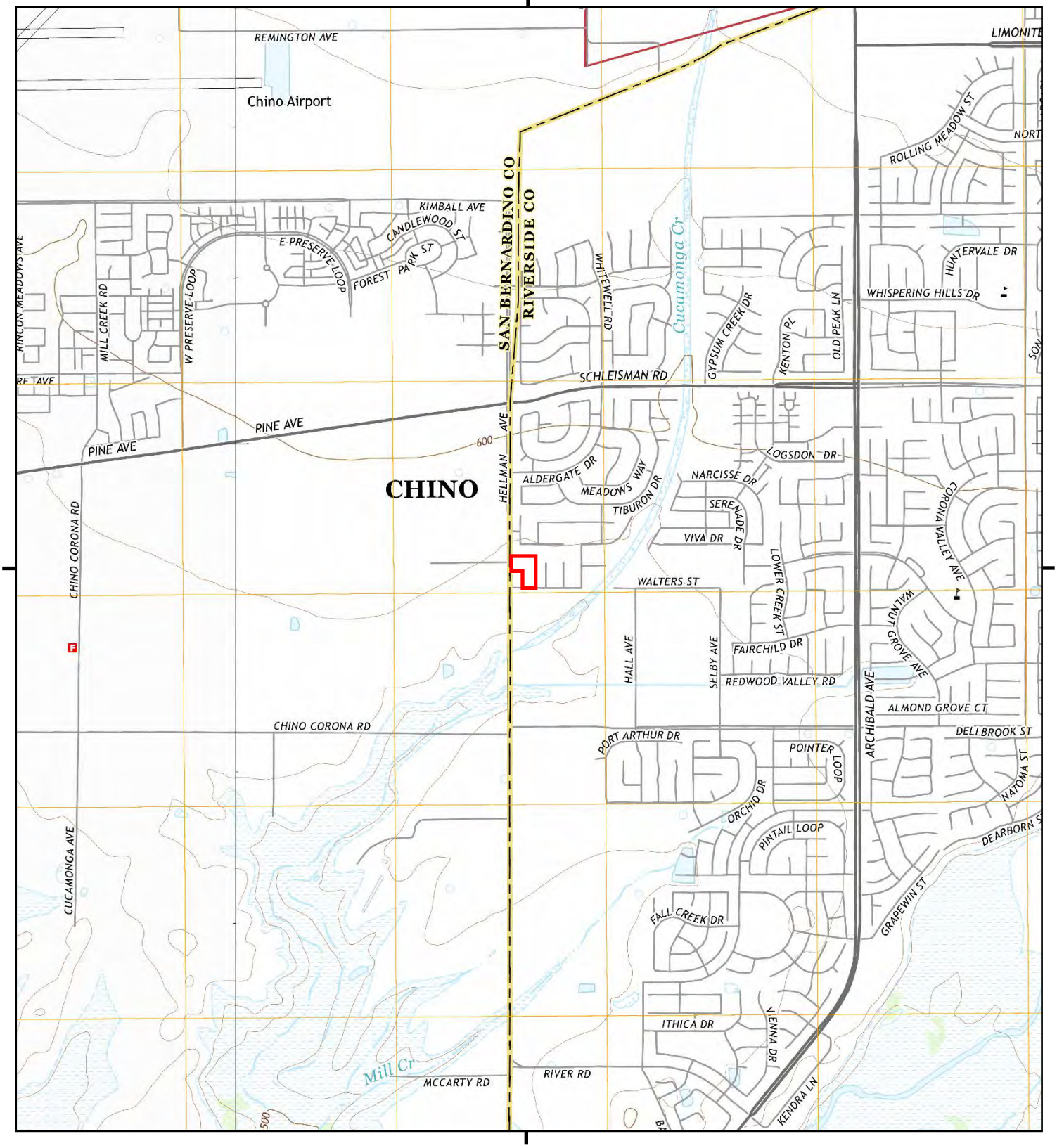
TP, Corona North, 2018, 7.5-minute
W, Prado Dam, 2018, 7.5-minute

SITE NAME: 7500 Hellman Avenue
ADDRESS: 7500 Hellman Avenue
Corona, CA 92880
CLIENT: Stantec

N

Historical Topo Map

2015



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

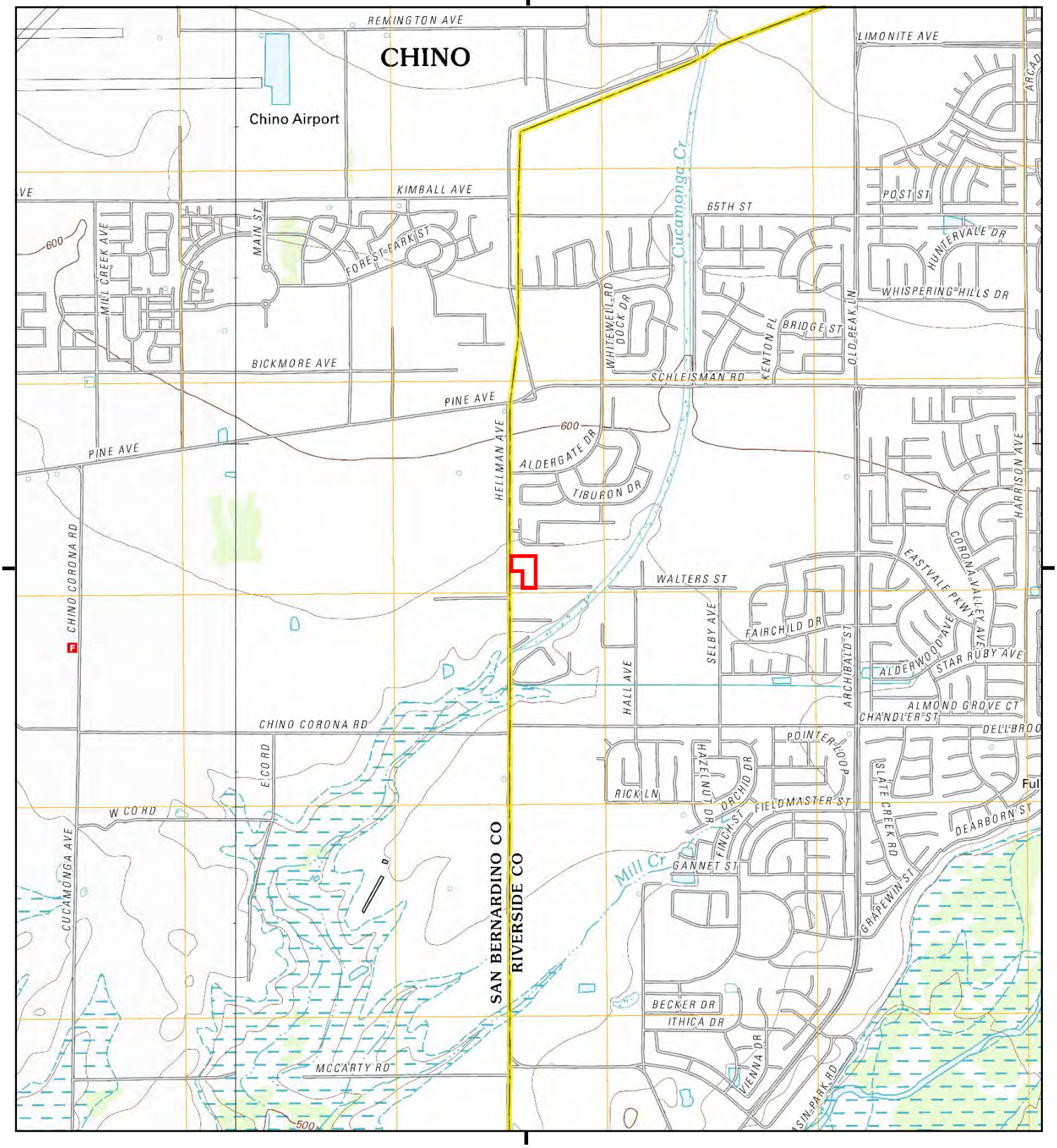
TP, Corona North, 2015, 7.5-minute
W, Prado Dam, 2015, 7.5-minute

SITE NAME: 7500 Hellman Avenue
ADDRESS: 7500 Hellman Avenue
Corona, CA 92880
CLIENT: Stantec

N

Historical Topo Map

2012



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

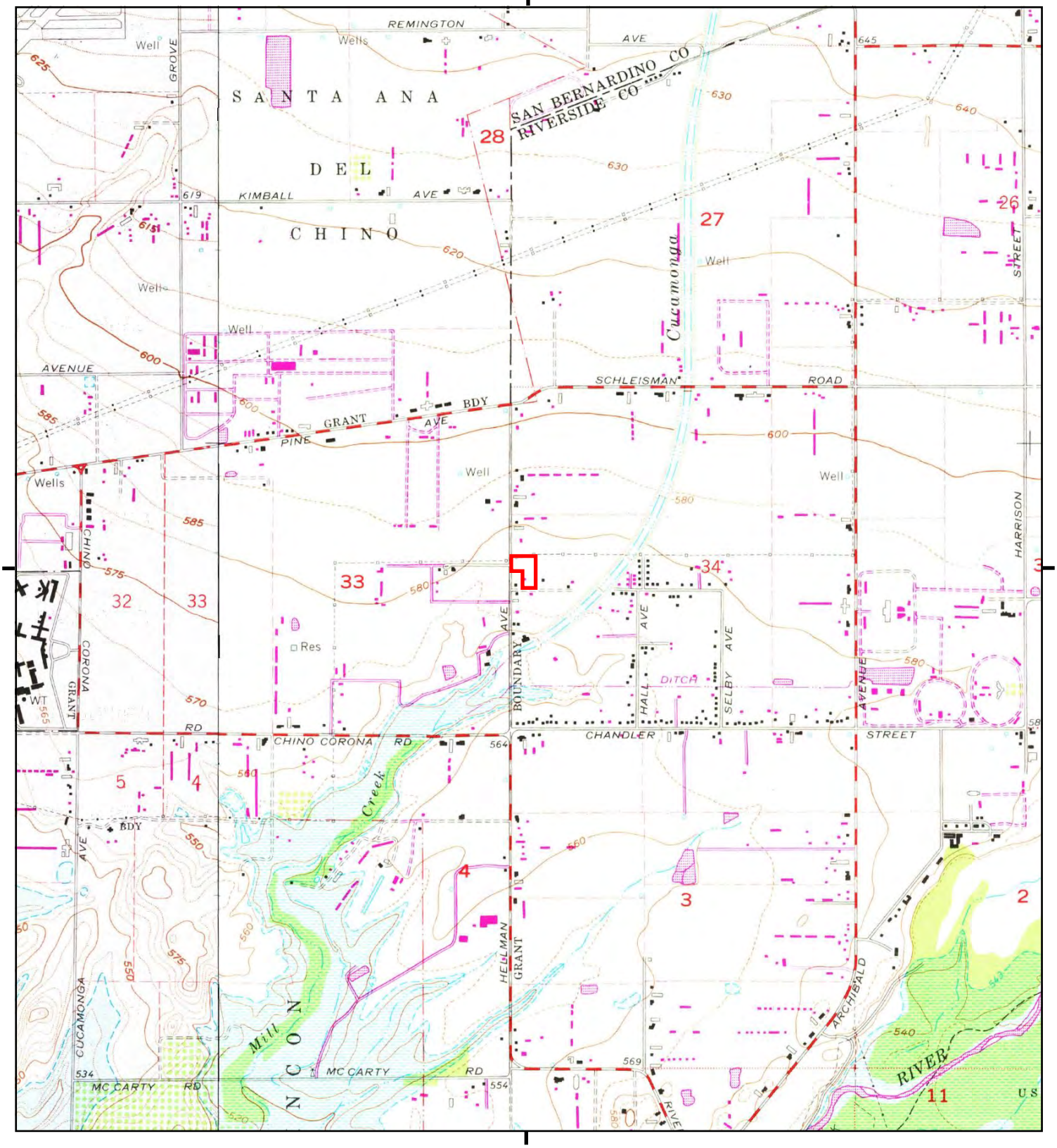
TP, Corona North, 2012, 7.5-minute
W, Prado Dam, 2012, 7.5-minute

SITE NAME: 7500 Hellman Avenue
ADDRESS: 7500 Hellman Avenue
Corona, CA 92880
CLIENT: Stantec

N

Historical Topo Map

1981



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

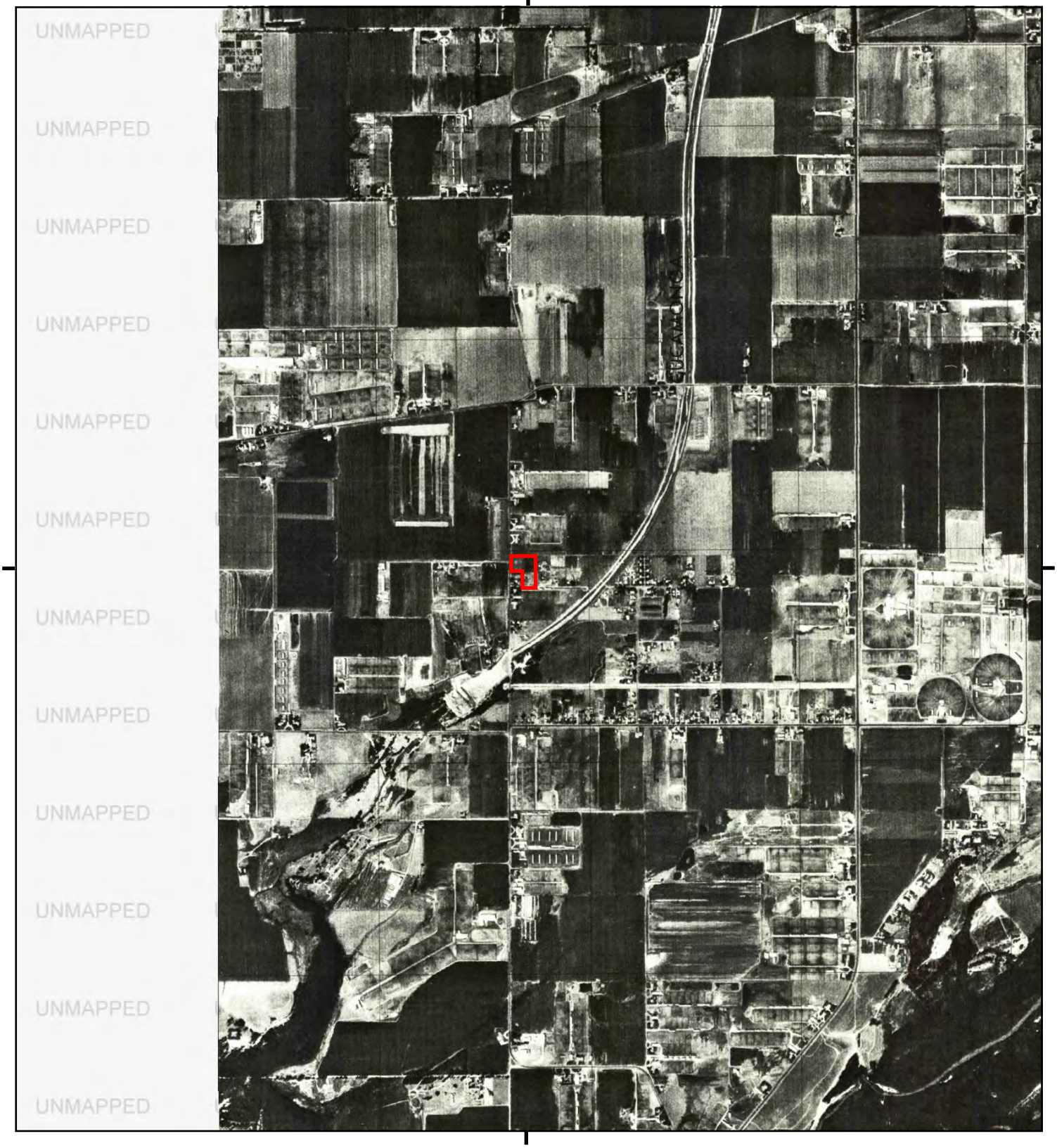
TP, Corona North, 1981, 7.5-minute
W, Prado Dam, 1981, 7.5-minute

SITE NAME: 7500 Hellman Avenue
ADDRESS: 7500 Hellman Avenue
Corona, CA 92880
CLIENT: Stantec

N

Historical Topo Map

1975



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

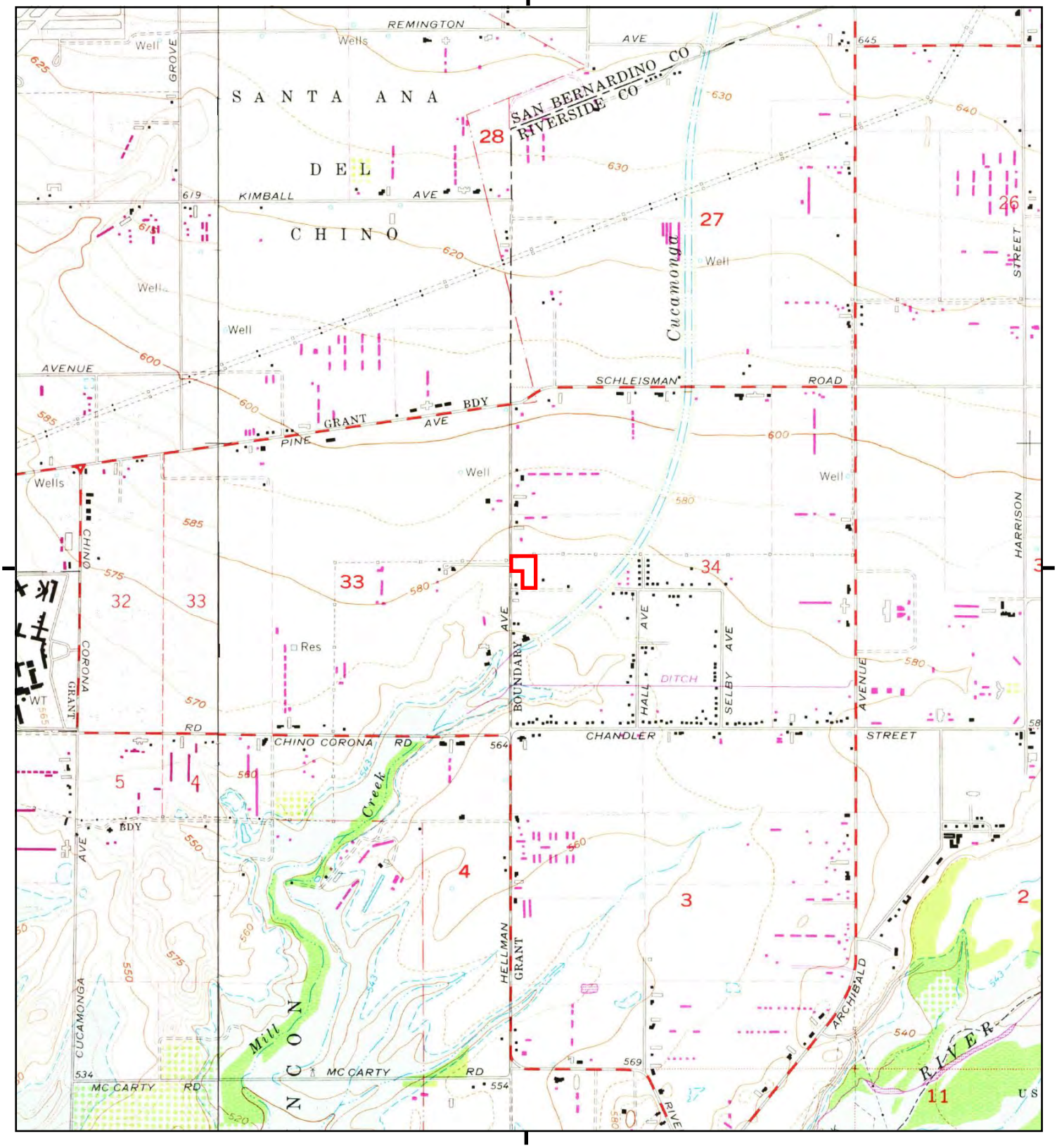
TP, Corona North, 1975, 7.5-minute

SITE NAME: 7500 Hellman Avenue
ADDRESS: 7500 Hellman Avenue
Corona, CA 92880
CLIENT: Stantec

N

Historical Topo Map

1973



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

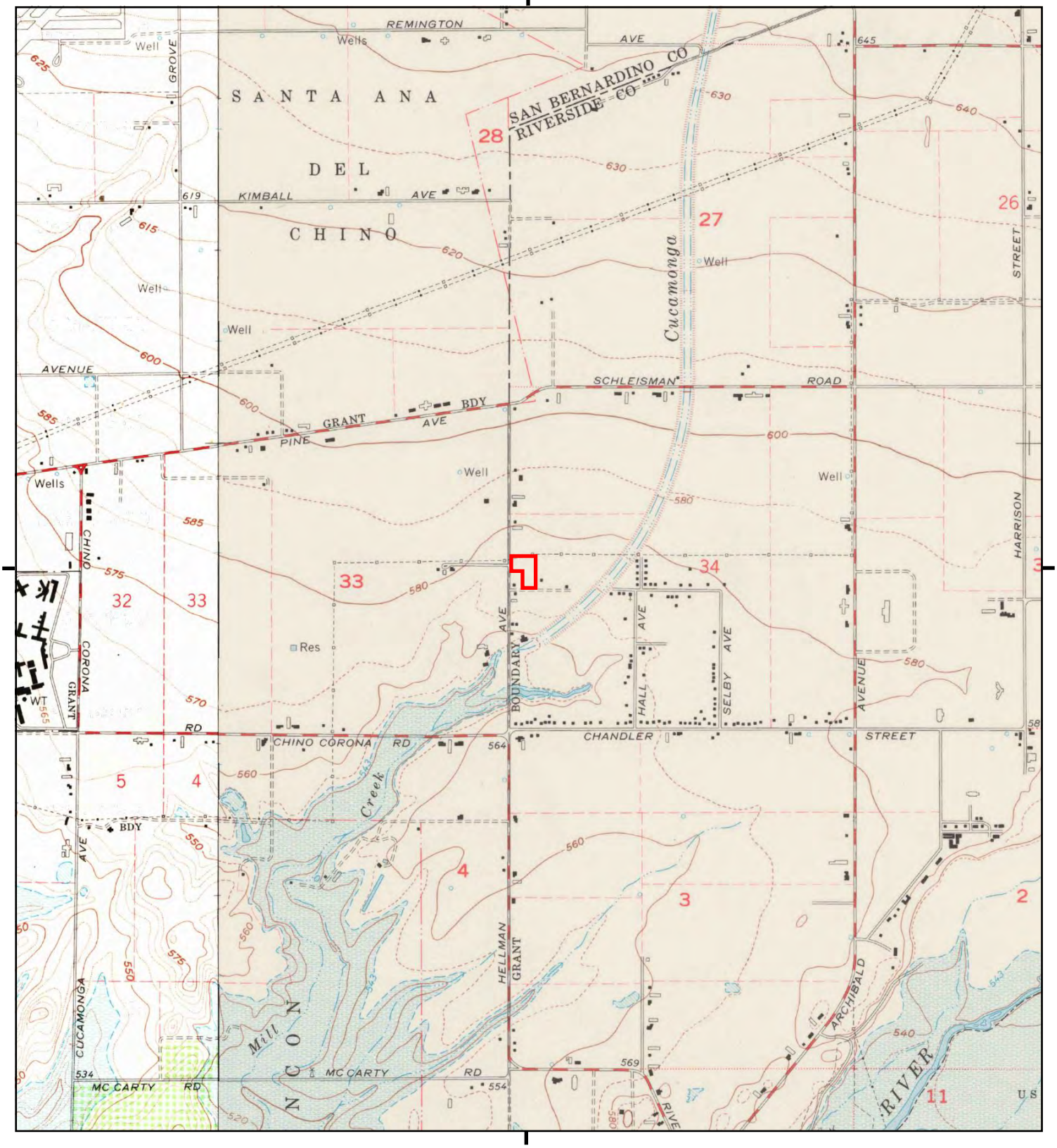
TP, Corona North, 1973, 7.5-minute
W, Prado Dam, 1973, 7.5-minute

SITE NAME: 7500 Hellman Avenue
ADDRESS: 7500 Hellman Avenue
Corona, CA 92880
CLIENT: Stantec

N

Historical Topo Map

1967



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

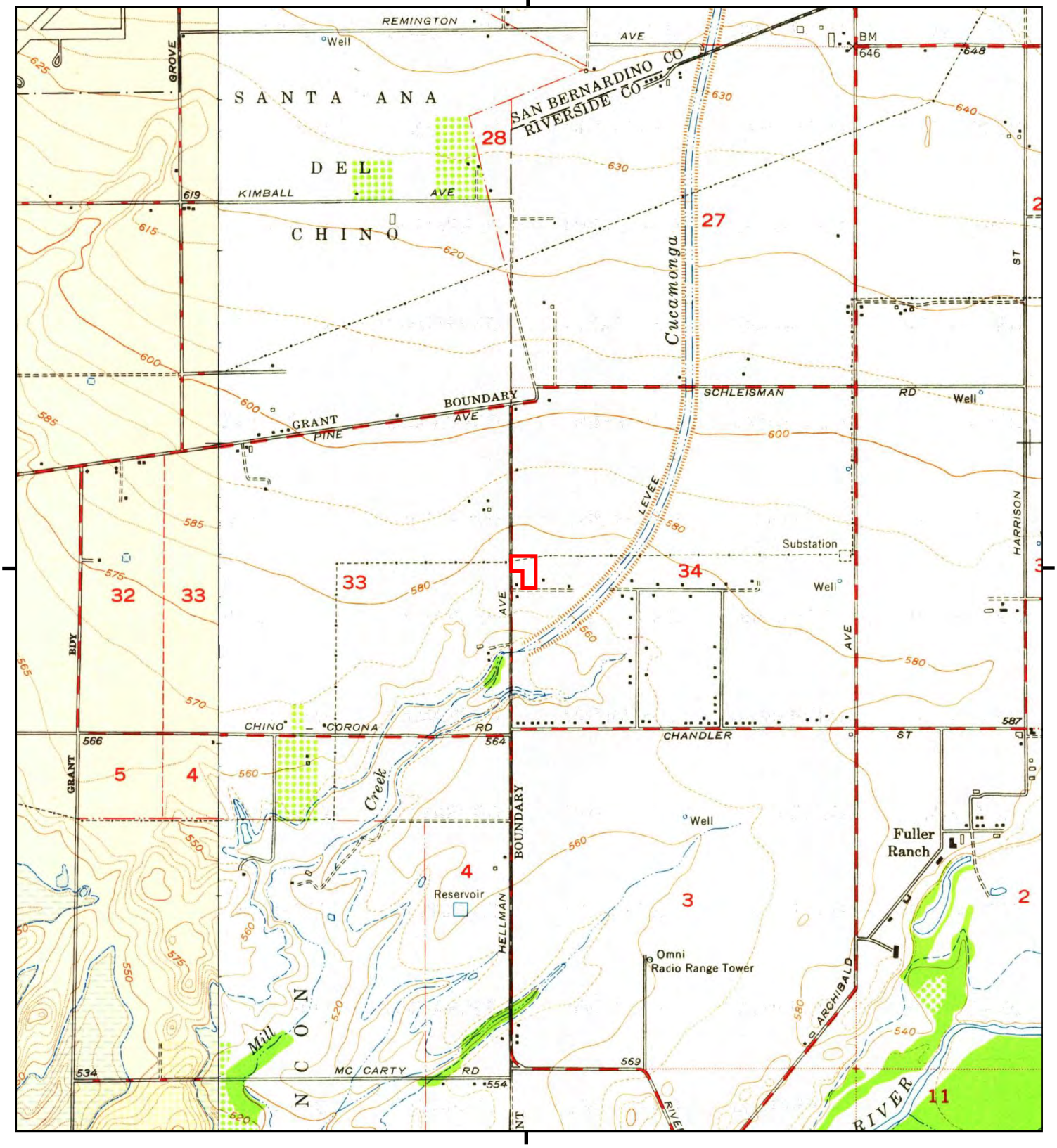
TP, Corona North, 1967, 7.5-minute
W, Prado Dam, 1967, 7.5-minute

SITE NAME: 7500 Hellman Avenue
ADDRESS: 7500 Hellman Avenue
Corona, CA 92880
CLIENT: Stantec

N

Historical Topo Map

1950, 1954



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

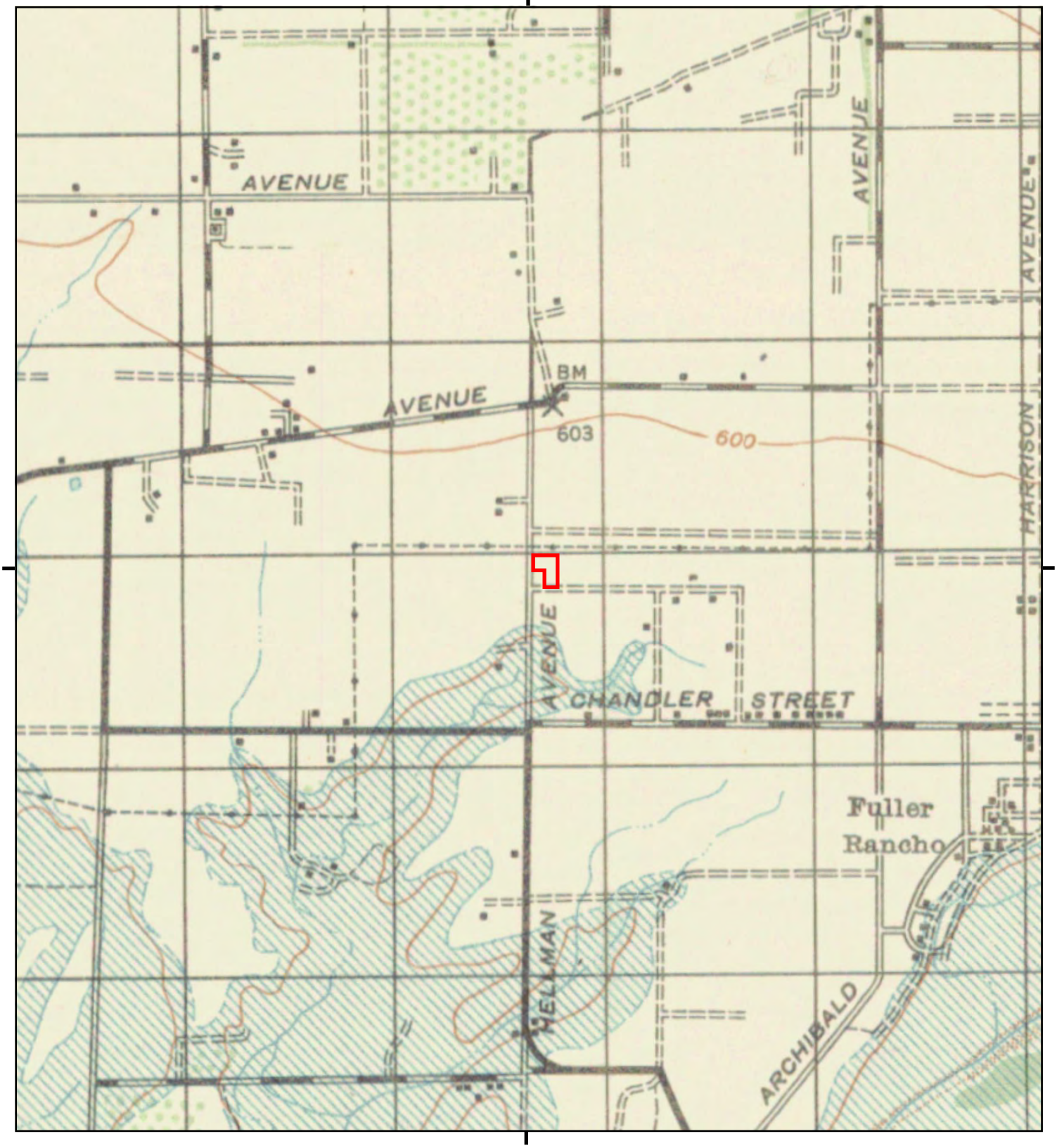
TP, Corona North, 1954, 7.5-minute
W, Prado Dam, 1950, 7.5-minute

SITE NAME: 7500 Hellman Avenue
ADDRESS: 7500 Hellman Avenue
Corona, CA 92880
CLIENT: Stantec

N

Historical Topo Map

1947



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

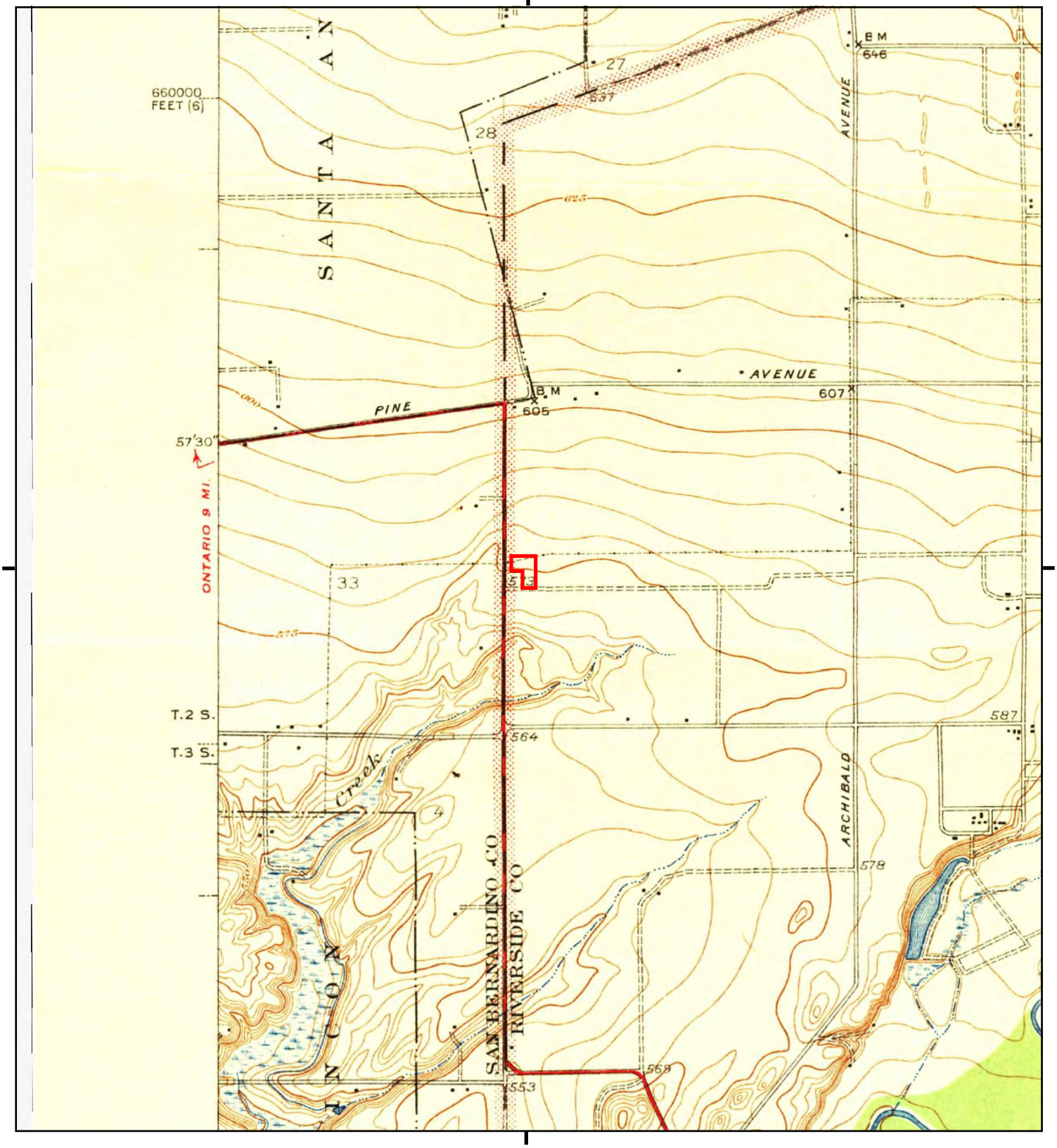
TP, CORONA, 1947, 15-minute

SITE NAME: 7500 Hellman Avenue
ADDRESS: 7500 Hellman Avenue
Corona, CA 92880
CLIENT: Stantec

N

Historical Topo Map

1942



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

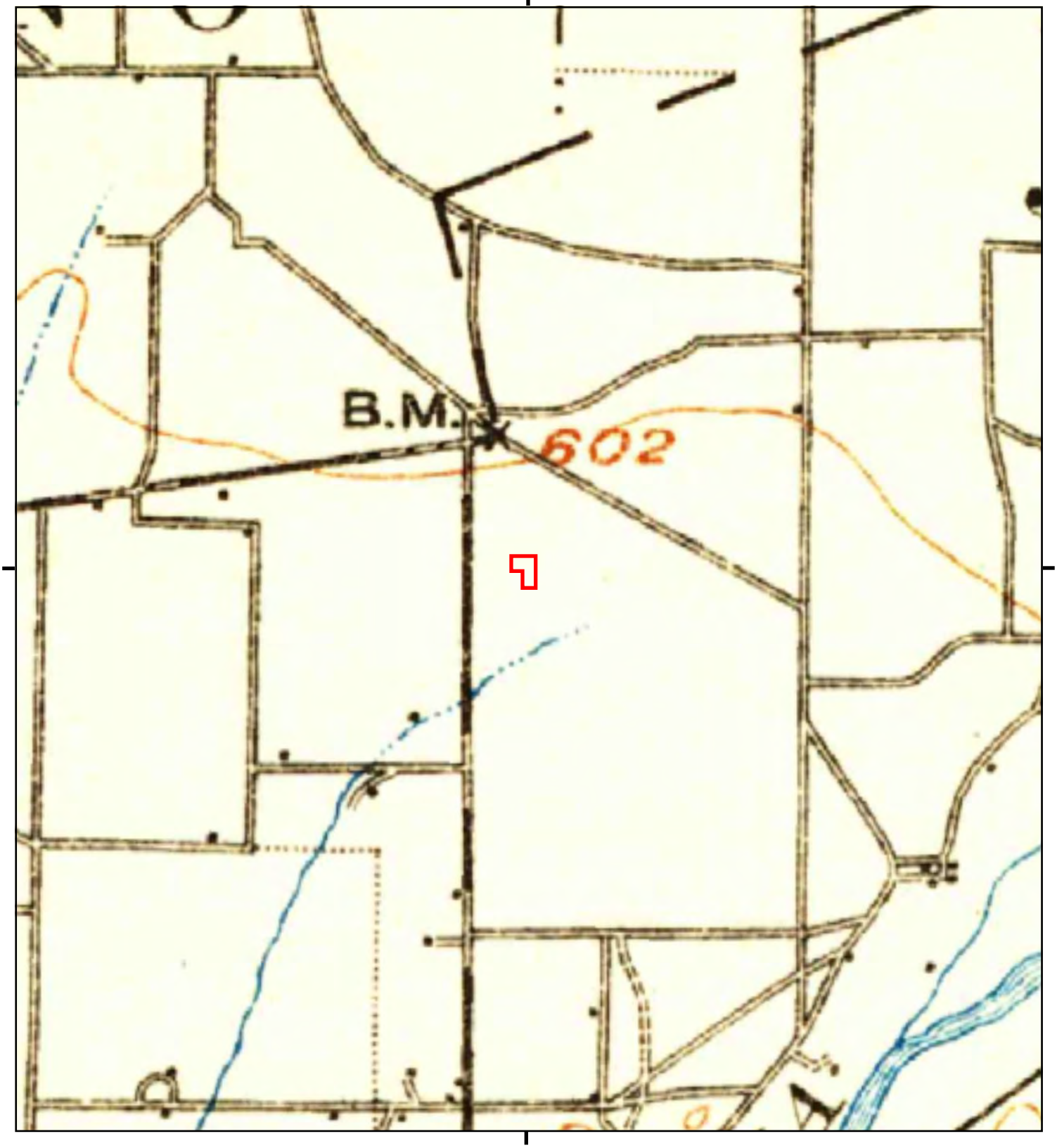
TP, Corona and Vicinity, 1942, 7.5-minute

SITE NAME: 7500 Hellman Avenue
ADDRESS: 7500 Hellman Avenue
Corona, CA 92880
CLIENT: Stantec

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: 7500 Hellman Avenue
ADDRESS: 7500 Hellman Avenue
Corona, CA 92880
CLIENT: Stantec

N

7500 Hellman Avenue

7500 Hellman Avenue

Corona, CA 92880

Inquiry Number: 7961809.8

April 17, 2025

The EDR Aerial Photo Decade Package

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

EDR Aerial Photo Decade Package

04/17/25

Site Name:

7500 Hellman Avenue
7500 Hellman Avenue
Corona, CA 92880
EDR Inquiry # 7961809.8

Client Name:

Stantec
735 E. Carnegie Drive, Suite 280
SAN BERNARDINO, CA 92408
Contact: Alicia Ruth Jansen

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

Year	Scale	Details	Source
2020	1"=500'	Flight Year: 2020	USDA/NAIP
2016	1"=500'	Flight Year: 2016	USDA/NAIP
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
2002	1"=500'	Acquisition Date: January 01, 2002	USGS/DOQQ
1994	1"=500'	Acquisition Date: June 01, 1994	USGS/DOQQ
1990	1"=500'	Flight Date: August 29, 1990	USDA
1989	1"=500'	Flight Date: August 03, 1989	USDA
1985	1"=500'	Flight Date: September 13, 1985	USDA
1975	1"=500'	Flight Date: August 01, 1975	USGS
1967	1"=500'	Flight Date: May 15, 1967	USDA
1953	1"=500'	Flight Date: March 03, 1953	USDA
1948	1"=500'	Flight Date: July 10, 1948	USGS
1938	1"=500'	Flight Date: June 14, 1938	USDA
1931	1"=500'	Flight Date: September 18, 1931	FAIR

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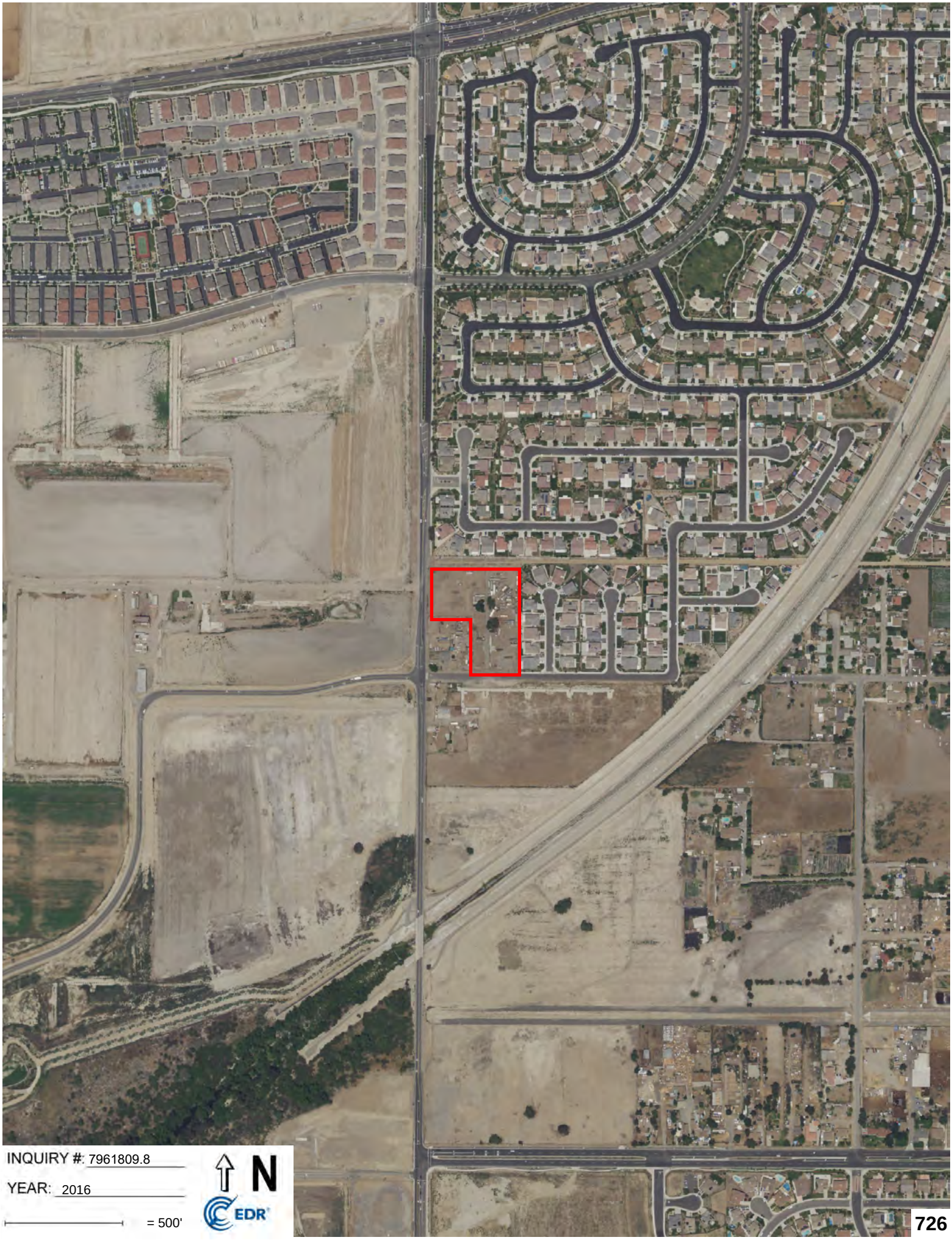
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INQUIRY #: 7961809.8
YEAR: 2020
= 500'
N
EDR

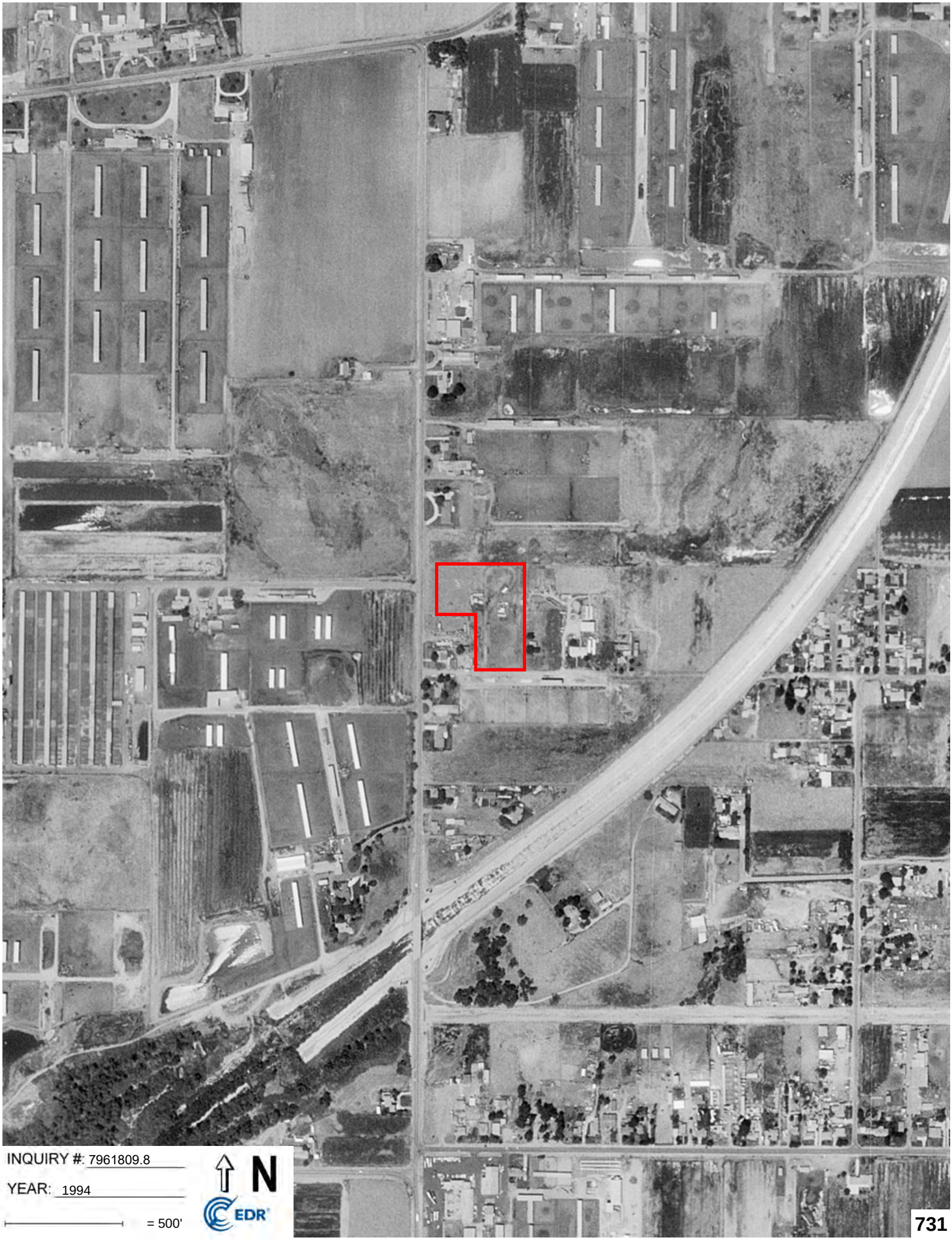

INQUIRY #: 7961809.8
YEAR: 2016
= 500'
N
EDR


INQUIRY #: 7961809.8
YEAR: 2012
= 500'
N
EDR


INQUIRY #: 7961809.8
YEAR: 2009
= 500'
N
EDR


INQUIRY #: 7961809.8
YEAR: 2006
= 500'
N
EDR


INQUIRY #: 7961809.8
YEAR: 2002
= 500'
N
EDR


INQUIRY #: 7961809.8
YEAR: 1994
= 500'
N
EDR



INQUIRY #: 7961809.8

YEAR: 1990

= 500'

N

EDR



INQUIRY #: 7961809.8

YEAR: 1989

= 500'

N

EDR



INQUIRY #: 7961809.8

YEAR: 1985

= 500'

N

EDR


INQUIRY #: 7961809.8
YEAR: 1975
= 500'
N
EDR



INQUIRY #: 7961809.8

YEAR: 1967

= 500'

N

EDR



INQUIRY #: 7961809.8

YEAR: 1953

= 500'

N

EDR



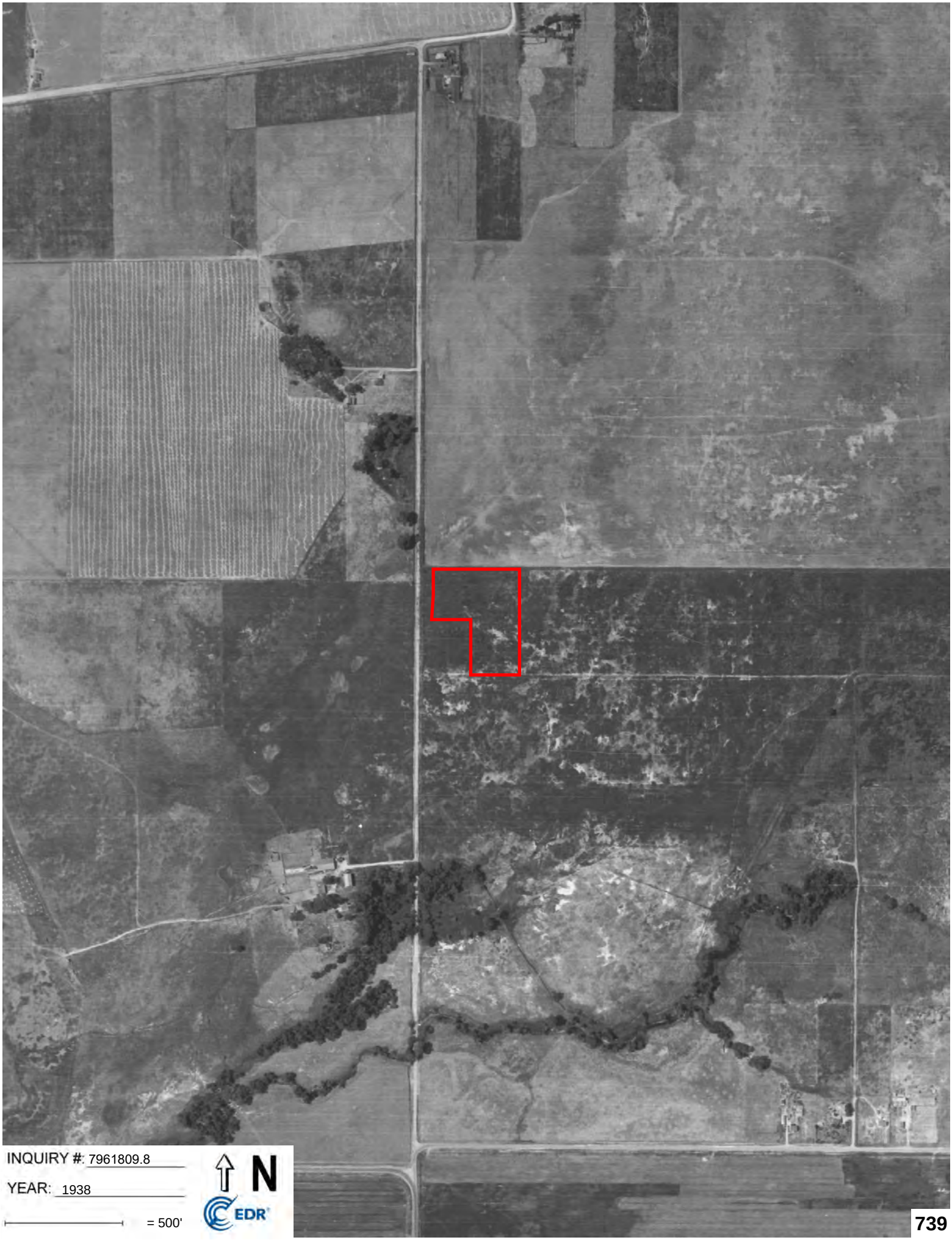
INQUIRY #: 7961809.8

YEAR: 1948

= 500'

N

EDR



INQUIRY #: 7961809.8

YEAR: 1938

= 500'

N

EDR



INQUIRY #: 7961809.8

YEAR: 1931

= 500'

N

EDR

7500 Hellman Avenue
7500 Hellman Avenue
Corona, CA 92880

Inquiry Number: 7961809.5
April 18, 2025

The EDR-City Directory Abstract

Environmental Data Resources Inc
6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

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Executive Summary

Findings

City Directory Images

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at approximately five year intervals.

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1921 through current. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 1320 feet of the target property.

Summary information obtained is provided in the text of this report.

RECORD SOURCES

The EDR City Directory Report accesses a variety of business directory sources, including Haines, InfoUSA, Polk, Cole, Bresser, and Stewart. Listings marked as EDR Digital Archive access Cole and InfoUSA records. The various directory sources enhance and complement each other to provide a more thorough and accurate report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

Year	Source	TP	Adjoining	Text Abstract	Source Image
2020	EDR Digital Archive	X	X	X	-
2017	Cole Information	X	X	X	-
2014	Cole Information	X	X	X	-
2010	Cole Information	X	X	X	-
2005	Cole Information	X	X	X	-
2002	SBC PACIFIC BELL	X	X	X	-
2001	Haines & Company, Inc.	X	X	X	-
2000	Cole Information	X	X	X	-
1996	Pacific Bell	X	X	X	-
1995	Cole Information	-	X	X	-
1993	Pacific Bell	X	X	X	-
1992	Cole Information	X	X	X	-
1990	Pacific Bell	-	X	X	-
1986	Pacific Bell Yellow Pages	-	-	-	-
1981	Pacific Telephone	-	X	X	-
1977	Pacific Telephone	-	X	X	-

EXECUTIVE SUMMARY

Year	Source	TP	Adjoining	Text Abstract	Source Image
1970	Pacific Telephone	-	X	X	-
1967	Luskey Brothers & Co.	-	X	X	-
1966	Luskey Brothers & Company Inc.	-	-	-	-
1961	Luskey Brothers & Co.	-	-	-	-
1960	Luskeys Brothers & Co., Publishers	-	-	-	-
1956	Luskey Brothers & Co.	-	X	X	-
1955	Luskeys Brothers Co., Publishers	-	-	-	-
1951	Pacific Telephone & Telegraph Co.	-	-	-	-
1946	Southern California Telephone Company	-	-	-	-
1945	Los Angeles Directory Co.	-	-	-	-
1941	Pacific Directory Co.	-	-	-	-
1939	Los Angeles Directory Co.	-	-	-	-
1936	Los Angeles Directory Co.	-	-	-	-
1931	Southern California Telephone Co.	-	-	-	-
1930	Los Angeles Directory Co.	-	-	-	-
1927	Los Angeles Directory Co.	-	-	-	-
1925	Los Angeles Directory Co.	-	-	-	-
1924	Kaasen Directory Co.	-	-	-	-
1921	Riverside 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*
7620 Hellman Avenue	Client Entered	
14977 Walters Street	Client Entered	

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

7500 Hellman Avenue
Corona, CA 92880

FINDINGS DETAIL

Target Property research detail.

HELLMAN AVE

7500 HELLMAN AVE

Year	*Uses*	*Source*
2020	DEAN VISSCHER	EDR Digital Archive
2017	DEAN VISSCHER	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	COW TRUCK INC	Cole Information
	OCCUPANT UNKNOWN	Cole Information
2005	COW TRUCK INC	Cole Information
	DEAN VISSCHER	Cole Information
2002	COW TRUCK INC	SBC PACIFIC BELL
2001	TRANS	Haines & Company, Inc.
	VISSCHERLIVESTOCK	Haines & Company, Inc.
2000	VISSCHER DEAN LIVESTOCK TRANSPORTATION	Cole Information
	VISSCHER LIVESTOCK TRANSPORTATION	Cole Information
1996	VISSCHER DEAN LIVESTOCK TRANSPORTATION	Pacific Bell
1993	i Visscher Dean Livestock Transportation	Pacific Bell
1992	VISSCHER D LIVESTCK	Cole Information

HELLMAN ST

7500 HELLMAN ST

Year	*Uses*	*Source*
1992	VISSCHER D LIVESTCK	Cole Information

FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

BRIDAL TRAIL CIR

14831 BRIDAL TRAIL CIR

Year	Uses	Source
2020	TIMOTHY HANSEN	EDR Digital Archive
2017	TIMOTHY HANSEN	Cole Information
2014	TIMOTHY HANSEN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14840 BRIDAL TRAIL CIR

Year	Uses	Source
2020	NOEL SCHNEIDER	EDR Digital Archive
	GARY SCHNEIDER	EDR Digital Archive
	SCOTT SCHNEIDER	EDR Digital Archive
2017	SCOTT SCHNEIDER	Cole Information
2014	SCOTT SCHNEIDER	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14843 BRIDAL TRAIL CIR

Year	Uses	Source
2020	JAMES RAMIREZ	EDR Digital Archive
	ELIZABETH RAMIREZ	EDR Digital Archive
2017	ELIZABETH RAMIREZ	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14852 BRIDAL TRAIL CIR

Year	Uses	Source
2020	GEN LIU	EDR Digital Archive
2014	RALPH JAUREGUI	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

FINDINGS

14855 BRIDAL TRAIL CIR

Year	Uses	Source
2020	SONIA JACOBO	EDR Digital Archive
2017	JOSEPH LAGOR	Cole Information
2014	JOSEPH LAGOR	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14864 BRIDAL TRAIL CIR

Year	Uses	Source
2020	RONALD VERSTEEG	EDR Digital Archive
	PAMELA VERSTEEG	EDR Digital Archive
	LARA VERSTEEG	EDR Digital Archive
2017	RONALD VERSTEEG	Cole Information
2014	HAMID DIBAJ	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14867 BRIDAL TRAIL CIR

Year	Uses	Source
2020	JIANFEI HUANG	EDR Digital Archive
2017	LISHA XU	Cole Information
2014	LISHA XU	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14876 BRIDAL TRAIL CIR

Year	Uses	Source
2017	STACY OLIVEIRA	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14879 BRIDAL TRAIL CIR

Year	Uses	Source
2020	CHUN WANG	EDR Digital Archive
2017	SARAH SEVERA	Cole Information
2014	ELISE WHITNEY	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

FINDINGS

14888 BRIDAL TRAIL CIR

Year	Uses	Source
2020	NICHOLAS MELENDEZ	EDR Digital Archive
	MARGUERITE HINKLE	EDR Digital Archive
	JOEL HINKLE	EDR Digital Archive
	RICHARD MELENDEZ	EDR Digital Archive
	CATHERINE MELENDEZ	EDR Digital Archive
2017	CATHERINE MELENDEZ	Cole Information
2014	RICHARD MELENDEZ	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14891 BRIDAL TRAIL CIR

Year	Uses	Source
2020	EDWARD VALDEMAR	EDR Digital Archive
	GINA VALDEMAR	EDR Digital Archive
2017	EDWARD VALDEMAR	Cole Information
2014	EDWARD VALDEMAR	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14903 BRIDAL TRAIL CIR

Year	Uses	Source
2020	MARISA ALTAMIRANO	EDR Digital Archive
	JESUS ALTAMIRANO	EDR Digital Archive
2017	JESUS ALTIMIRANO	Cole Information
2014	JESUS ALTIMIRANO	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14915 BRIDAL TRAIL CIR

Year	Uses	Source
2020	DARIO TARIN	EDR Digital Archive
	JACQUELINE TARIN	EDR Digital Archive
	MADELEINE TARIN	EDR Digital Archive
2017	DARIO TARIN	Cole Information
2014	DARIO TARIN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

FINDINGS

14927 BRIDAL TRAIL CIR

Year	Uses	Source
2020	LOURDES CASTILLO	EDR Digital Archive
	JENNIFER CASTILLO	EDR Digital Archive
	CESAR CASTILLO	EDR Digital Archive
2014	JENNIFER AVALOS	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14939 BRIDAL TRAIL CIR

Year	Uses	Source
2020	CHUKWUFUMNANYA ASIODU	EDR Digital Archive
	SHACHIA ASIODU	EDR Digital Archive
2017	CHUKWUFUMNANYA ASIODU	Cole Information
2014	CHUKWUFUMNANYA ASIODU	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14951 BRIDAL TRAIL CIR

Year	Uses	Source
2020	GUANG YOU	EDR Digital Archive
2017	JIAN LI	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14963 BRIDAL TRAIL CIR

Year	Uses	Source
2020	DARIN THOMPSON	EDR Digital Archive
	PATRICIA THOMPSON	EDR Digital Archive
2014	OCCUPANT UNKNOWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14975 BRIDAL TRAIL CIR

Year	Uses	Source
2020	LYNN LAM	EDR Digital Archive
	JACK GERARD	EDR Digital Archive
2017	JACK GERARD	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information

Year	Uses	Source
2010	OCCUPANT UNKNOWN	Cole Information

BROOKTREE ST

14899 BROOKTREE ST

Year	Uses	Source
2020	HECTOR PENA	EDR Digital Archive
	HOLLY GARDUNO	EDR Digital Archive
2017	HOLLY GARDUNO	Cole Information
2014	HOLLY GARDUNO	Cole Information

14902 BROOKTREE ST

Year	Uses	Source
2020	XIPING ZHANG	EDR Digital Archive
	JIAO GU	EDR Digital Archive
2017	ROYAL DIVISION ENTERPRISE	Cole Information
	ARNOLD ORDONEZ	Cole Information
2014	ARNOLD ORDONEZ	Cole Information

14905 BROOKTREE ST

Year	Uses	Source
2020	NANCY MC CAIN	EDR Digital Archive
	RUBEN MCCAIN	EDR Digital Archive
2017	RUBEN MCCAIN	Cole Information
2014	RUBEN MCCAIN	Cole Information

14908 BROOKTREE ST

Year	Uses	Source
2020	VETCAM	EDR Digital Archive
	RAQUEL HESKETT	EDR Digital Archive
	GARRETT HESKETT	EDR Digital Archive
2017	GARRETT HESKETT	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information

FINDINGS

14911 BROOKTREE ST

Year	Uses	Source
2020	FERNANDO BALLESTEROS	EDR Digital Archive
	JAY BALLESTEROS	EDR Digital Archive
2014	FRANCESCO CIOFFI	Cole Information

14917 BROOKTREE ST

Year	Uses	Source
2020	YUAN MO	EDR Digital Archive
2017	MO YUAN	Cole Information
2014	CHRISTIANA MO	Cole Information

14920 BROOKTREE ST

Year	Uses	Source
2020	BRITTANY CAIN	EDR Digital Archive
	MICHAEL CAIN	EDR Digital Archive
	DANNY CHEN	EDR Digital Archive
2017	MIKE CAIN	Cole Information
2014	DANNY CHEN	Cole Information

14923 BROOKTREE ST

Year	Uses	Source
2020	SEAN CASEY	EDR Digital Archive
2017	EVELYN GARCIA	Cole Information
2014	JOE GARCIA	Cole Information

14926 BROOKTREE ST

Year	Uses	Source
2020	JESSICA LIU	EDR Digital Archive
	PATRICIA LIU	EDR Digital Archive
2017	JESSICA LIU	Cole Information
2014	JESSICA LIU	Cole Information

14929 BROOKTREE ST

Year	Uses	Source
2020	JANELLE ELIAS	EDR Digital Archive

Year	Uses	Source
2020	GUSTAVO ELIAS	EDR Digital Archive
2017	GUSTAVO ELIAS	Cole Information
2014	GUSTAVO ELIAS	Cole Information

14932 BROOKTREE ST

Year	Uses	Source
2020	MARK SHEA	EDR Digital Archive
	AMY SHEA	EDR Digital Archive
	DIANE SHEA	EDR Digital Archive
2017	MARK SHEA	Cole Information
2014	MARK SHEA	Cole Information

14935 BROOKTREE ST

Year	Uses	Source
2020	EVANGELINA SANDOVAL	EDR Digital Archive
	FEDERICO SANDOVAL	EDR Digital Archive
2017	FEDERICO SANDOVAL	Cole Information
2014	FEDERICO SANDOVAL	Cole Information

14938 BROOKTREE ST

Year	Uses	Source
2020	ROMEO OCA	EDR Digital Archive
	SAL HERNANDEZ	EDR Digital Archive
	BRANDON OCA	EDR Digital Archive
	MADELINE HERNANDEZ	EDR Digital Archive
	FELY OCA	EDR Digital Archive
2017	SAL HERNANDEZ	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	SAL HERNANDEZ	Cole Information

14941 BROOKTREE ST

Year	Uses	Source
2020	RIANNE GULOSINO	EDR Digital Archive
2017	MA GULOSINO	Cole Information
2014	MARIA GULOSINO	Cole Information

Year	Uses	Source
2010	RIANNE GULOSINO	Cole Information

14944 BROOKTREE ST

Year	Uses	Source
2020	TALLULAH REED	EDR Digital Archive
2017	TALLULAH REED	Cole Information
2014	TALLULAH REED	Cole Information
2010	TALLULAH REED	Cole Information

14947 BROOKTREE ST

Year	Uses	Source
2020	ARTI BHATT	EDR Digital Archive
2017	ARTI BHATT	Cole Information
2014	ARTI BHATT	Cole Information
2010	ARTI BHATT	Cole Information

14950 BROOKTREE ST

Year	Uses	Source
2020	FIDENCIO ZEPEDA	EDR Digital Archive
	JENNIFER ZEPEDA	EDR Digital Archive
2017	FIDENCIO ZEPEDA	Cole Information
2014	FIDENCIO ZEPEDA	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14953 BROOKTREE ST

Year	Uses	Source
2020	YANG ZHANG	EDR Digital Archive
	JIE GAO	EDR Digital Archive
2017	AMMAR KURDI	Cole Information
2014	AMMAR KURDI	Cole Information
2010	AMMAR KURDI	Cole Information

14959 BROOKTREE ST

Year	Uses	Source
2020	YIYING CHEN	EDR Digital Archive
	ANNE PATETTA	EDR Digital Archive

Year	Uses	Source
2020	BIN ZHOU	EDR Digital Archive
	ROCCO PATETTA	EDR Digital Archive
2017	ANTHONY VOSS	Cole Information
2014	ANTHONY VOSS	Cole Information
2010	ANTHONY VOSS	Cole Information

14971 BROOKTREE ST

Year	Uses	Source
2020	SWATI SHAH	EDR Digital Archive
	RUSHABH SHAH	EDR Digital Archive
	RINA SHAH	EDR Digital Archive
	AMITKUMAR SHAH	EDR Digital Archive
2017	AMIT SHAH	Cole Information
2014	AMIT SHAH	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14977 BROOKTREE ST

Year	Uses	Source
2020	HAIWAN ELLIS	EDR Digital Archive
	TERRY ELLIS	EDR Digital Archive
2017	HAIWAN ELLIS	Cole Information
2014	HAIWAN ELLIS	Cole Information
2010	HAIWAN ELLIS	Cole Information

14983 BROOKTREE ST

Year	Uses	Source
2020	DARIN JAMES	EDR Digital Archive
	JESSICA JAMES	EDR Digital Archive
	JOSHUA JAMES	EDR Digital Archive
2017	DARIN JAMES	Cole Information
2014	ROBERT RODRIGUEZ	Cole Information
2010	OMAR RODRIGUEZ	Cole Information

FINDINGS

14989 BROOKTREE ST

Year	Uses	Source
2020	DANIEL ALMARAZ	EDR Digital Archive
	NI LI	EDR Digital Archive
	KAELYN ALMARAZ	EDR Digital Archive
2014	NI LI	Cole Information
2010	O ALMARAZ	Cole Information

14995 BROOKTREE ST

Year	Uses	Source
2020	SHU LI	EDR Digital Archive
	IAN BLANCHETTE	EDR Digital Archive
	BEN LI	EDR Digital Archive
2017	ZHI FENG	Cole Information
2014	BIN LIYAN	Cole Information
2010	YAN LI	Cole Information

CHINO CORONA RD

8739 CHINO CORONA RD

Year	Uses	Source
2010	OCCUPANT UNKNOWN	Cole Information
2005	ANTONIO TAVARES	Cole Information

8755 CHINO CORONA RD

Year	Uses	Source
2020	MARTIN FEED LLC	EDR Digital Archive
2017	MARTIN FEED LLC	Cole Information
2014	KAREN VANDERLAAN	Cole Information
	MARTIN FEED LLC	Cole Information
2010	BRENDA MCCORMICK	Cole Information
	MARTINS FEED	Cole Information
2005	OCCUPANT UNKNOWN	Cole Information

8775 CHINO CORONA RD

Year	Uses	Source
2010	BEN VANDERLAAN	Cole Information
2005	BEN VANDERLAAN	Cole Information

8800 CHINO CORONA RD

Year	Uses	Source
2005	SARA TERRY	Cole Information

ELLA DR

14781 ELLA DR

Year	Uses	Source
2020	KEITH PERRY	EDR Digital Archive
	VIOLET PERRY	EDR Digital Archive
	JENISE PERRY	EDR Digital Archive
2017	BRETT CRANE	Cole Information
2014	BRETT CRANE	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14784 ELLA DR

Year	Uses	Source
2020	MOYU QIAN	EDR Digital Archive
2017	MOYU QIAN	Cole Information
2014	MOYU QIAN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14787 ELLA DR

Year	Uses	Source
2020	CHUAN XUE	EDR Digital Archive
	CORNELL SMITH	EDR Digital Archive
	ALVIN HENRY	EDR Digital Archive
2017	FRANCES STREETER	Cole Information
2014	LYNN SMITH	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14790 ELLA DR

Year	Uses	Source
2020	CECILIA JOO	EDR Digital Archive
	ARTHUR CHOI	EDR Digital Archive
2017	JENNIFER SCAFIDI	Cole Information
2014	SHANNAN HENDRICKSON	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14793 ELLA DR

Year	Uses	Source
2020	GREGORY SURRELL	EDR Digital Archive
	YAN FEI	EDR Digital Archive
2017	YAN FEI	Cole Information
2014	TAWNYA PATTON	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14796 ELLA DR

Year	Uses	Source
2017	TAHER KHATATNEH	Cole Information
2014	TAHER KHATATNEH	Cole Information

FALL WAY

7317 FALL WAY

Year	Uses	Source
2020	JOSE GONZALEZ	EDR Digital Archive
	BRYAN CHENG	EDR Digital Archive
	VALERIE GONZALEZ	EDR Digital Archive
	JASON GONZALEZ	EDR Digital Archive
2017	BRYAN CHENG	Cole Information
2014	BRYAN CHENG	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

7329 FALL WAY

Year	Uses	Source
2014	BRITTANY ALDERSON	Cole Information

Year	Uses	Source
2010	OCCUPANT UNKNOWN	Cole Information

7341 FALL WAY

Year	Uses	Source
2020	CIELITO CAPISTRANO	EDR Digital Archive
	ROLF CAPISTRANO	EDR Digital Archive
2017	ROLF CAPISTRANO	Cole Information
2014	ROLF CAPISTRANO	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

7344 FALL WAY

Year	Uses	Source
2020	ANGEL PUENTES	EDR Digital Archive
	COLEEN PUENTES	EDR Digital Archive
	ELVIRA ALIPIO	EDR Digital Archive
	TONY ALIPIO	EDR Digital Archive
	NICHOLAS FUENTES	EDR Digital Archive
	COLEEN ALIPIO	EDR Digital Archive
2017	PETER PUENTES	Cole Information
2014	PETER PUENTES	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

7353 FALL WAY

Year	Uses	Source
2020	NICHOLE SCAMMACCA	EDR Digital Archive
	JOHN SCAMMACCA	EDR Digital Archive
2017	GIOVANNI SCAMMACCA	Cole Information
2014	GIOVANNI SCAMMACCA	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

7356 FALL WAY

Year	Uses	Source
2020	JENNIFER BARAJAS	EDR Digital Archive
	STEVE BARAJAS	EDR Digital Archive
2017	STEVE BARAJAS	Cole Information

Year	Uses	Source
2014	OCCUPANT UNKNOWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

7365 FALL WAY

Year	Uses	Source
2020	MIKE LOCKHART	EDR Digital Archive
	TIFFANY LOCKHART	EDR Digital Archive
	TERRI LOCKHART	EDR Digital Archive
	JASON LOCKHART	EDR Digital Archive
2014	JASON LOCKHART	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

7368 FALL WAY

Year	Uses	Source
2020	GERALD HOLLAR	EDR Digital Archive
	NANCY HOLLAR	EDR Digital Archive
2017	GERALD HOLLAR	Cole Information
2014	GERALD HOLLAR	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

7377 FALL WAY

Year	Uses	Source
2020	HAYDEE BRESSLER	EDR Digital Archive
	GLORIA BRESSLER	EDR Digital Archive
	RYAN BRESSLER	EDR Digital Archive
2017	JOSE MEDINA	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

7380 FALL WAY

Year	Uses	Source
2020	CASSIE STARNES	EDR Digital Archive
	CHUCK STARNES	EDR Digital Archive
2017	CHARLES STARNES	Cole Information
2014	CHARLES STARNES	Cole Information

Year	Uses	Source
2010	OCCUPANT UNKNOWN	Cole Information

FRANKLIN LN

14903 FRANKLIN LN

Year	Uses	Source
2020	REYNALDO DELROSARIO	EDR Digital Archive
	ALICIA DELROSARIO	EDR Digital Archive
	RYAN DELROSARIO	EDR Digital Archive
2017	REYNALDO DELROSARIO	Cole Information
2014	REYNALDO DELROSARIO	Cole Information
2010	REYNALDO DELROSARIO	Cole Information

14912 FRANKLIN LN

Year	Uses	Source
2020	SABAS TRUJILLO	EDR Digital Archive
2017	SABAS TRUJILLO	Cole Information
2014	MINGJI LOU	Cole Information
2010	BRUCE HANIFORD	Cole Information

14915 FRANKLIN LN

Year	Uses	Source
2020	CHRIS TRAN	EDR Digital Archive
	YEN TRAN	EDR Digital Archive
	NHUNG LAM	EDR Digital Archive
2017	YEN TRAN	Cole Information
2014	YEN TRAN	Cole Information
2010	YEN TRAN	Cole Information

14924 FRANKLIN LN

Year	Uses	Source
2020	LEE JU	EDR Digital Archive
	KANG LEE	EDR Digital Archive
2017	KANG LEE	Cole Information
2014	KANG LEE	Cole Information

Year	Uses	Source
2010	KANG LEE	Cole Information

14927 FRANKLIN LN

Year	Uses	Source
2020	HENG GUANG	EDR Digital Archive
	CHIH MU	EDR Digital Archive
	MEI-CHEN MU	EDR Digital Archive
2017	ANDY MU	Cole Information
2014	ANDY MU	Cole Information
2010	KUANG GUANG	Cole Information

14936 FRANKLIN LN

Year	Uses	Source
2020	PIXIUS INVESTMENT LLC	EDR Digital Archive
	LI SIMON	EDR Digital Archive
	JIUN SIMON	EDR Digital Archive
	YULUN CHENG	EDR Digital Archive
2017	SIMON LI	Cole Information
2014	SIMON LI	Cole Information
2010	FAUSTO ROJAS	Cole Information

14939 FRANKLIN LN

Year	Uses	Source
2020	YING CHEN	EDR Digital Archive
	CHARLES CHEN	EDR Digital Archive
	MENG CHEN	EDR Digital Archive
2014	OCCUPANT UNKNOWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14948 FRANKLIN LN

Year	Uses	Source
2020	NANCY CORTES	EDR Digital Archive
	GEORGE CORTES	EDR Digital Archive
2017	GEORGE CORTES	Cole Information
2014	GEORGE CORTES	Cole Information

Year	Uses	Source
2010	NANCY CORTES	Cole Information

14950 FRANKLIN LN

Year	Uses	Source
2014	FIDENCIO ZEPEDA	Cole Information
2010	FIDENCIO ZEPEDA	Cole Information

14951 FRANKLIN LN

Year	Uses	Source
2020	J D CLARK ROOFING	EDR Digital Archive
	PRINCESITA TAMBONG	EDR Digital Archive
	MEI HAN	EDR Digital Archive
	GERONIMO TAMBONG	EDR Digital Archive
2017	JD CLARK ROOFING	Cole Information
2014	JOHNDAVID CLARK	Cole Information
2010	MEI HAN	Cole Information

14960 FRANKLIN LN

Year	Uses	Source
2020	HITESH PATEL	EDR Digital Archive
	NILAM PATEL	EDR Digital Archive
2017	SURENDRAKUMAR PATEL	Cole Information
2014	SURENDRAKUMAR PATEL	Cole Information
2010	SURENDRAKUMAR PATEL	Cole Information

14972 FRANKLIN LN

Year	Uses	Source
2020	ROSALINDA GONZALEZ	EDR Digital Archive
	GILBERTO GONZALES	EDR Digital Archive
	OLIVIA GONZALEZ	EDR Digital Archive
2014	OCCUPANT UNKNOWN	Cole Information
2010	GILBERTO GONZALEZ	Cole Information

14975 FRANKLIN LN

Year	Uses	Source
2020	YU HONGTAO	EDR Digital Archive

Year	Uses	Source
2020	ERIC ESSANDOH	EDR Digital Archive
	DOREEN ESSANDOH	EDR Digital Archive
	YUKUI ZHAO	EDR Digital Archive
2014	YUKUI ZHAO	Cole Information
2010	LAMARK BRIM	Cole Information

14984 FRANKLIN LN

Year	Uses	Source
2020	WENDY LACAMBRA	EDR Digital Archive
	STANLEY LEMELLE	EDR Digital Archive
	VINCE LACAMBRA	EDR Digital Archive
	FELICIA MCNAIR	EDR Digital Archive
2017	VINCE LACAMBRA	Cole Information
2014	MIGUEL MEJIA	Cole Information
2010	WADE MCNAIR	Cole Information

14987 FRANKLIN LN

Year	Uses	Source
2017	HINATSU ITO	Cole Information
2014	HINATSU ITO	Cole Information
2010	JAMES NORDIN	Cole Information

14996 FRANKLIN LN

Year	Uses	Source
2020	GEORGE CAMACHO	EDR Digital Archive
	MATTHEW CAMACHO	EDR Digital Archive
	TIMOTHY CAMACHO	EDR Digital Archive
	DAISY GONZALEZ	EDR Digital Archive
	MARIA CAMACHO	EDR Digital Archive
2017	GEORGE CAMACHO	Cole Information
2014	GEORGE CAMACHO	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

FINDINGS

HELLMAN AVE

7218 HELLMAN AVE

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.

7242 HELLMAN AVE

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.

7264 HELLMAN AVE

Year	Uses	Source
2010	HELEN LEE	Cole Information
2005	HELEN LEE	Cole Information
2001	LEE Helen	Haines & Company, Inc.
2000	OCCUPANT UNKNOWN	Cole Information
1995	OCCUPANT UNKNOWNN	Cole Information
1990	DeGroot Ken	Pacific Bell
1981	Mouw Warren	Pacific Telephone
	From @Pomona@ Telephones Call	Pacific Telephone
1977	Mouw Warren	Pacific Telephone
1967	Allen Carl T Hattie	Luskey Brothers & Co.

7320 HELLMAN AVE

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.
2000	CARLOS CURIEL	Cole Information
1996	Goodman Angela C	Pacific Bell
1995	VANHOFWEGEN, ALLAN II	Cole Information
1992	VANHOFWEGEN, ALLAN II	Cole Information
1981	Martins Arnold	Pacific Telephone
1977	Martins Arnold	Pacific Telephone

7350 HELLMAN AVE

Year	Uses	Source
2005	OCCUPANT UNKNOWN	Cole Information

Year	Uses	Source
2002	Van Hofw egen Allan Il	SBC PACIFIC BELL
2001	VANHOFWEGEN Allan	Haines & Company, Inc.
2000	ALLAN VANHOFWEGEN	Cole Information
1996	Van Hofw egen Allan Il	Pacific Bell
1995	OCCUPANT UNKNOWNN	Cole Information
1993	Van Hofw egen Allan	Pacific Bell
1990	Van Hofw egen Allan	Pacific Bell
1981	I Vander Linden Stanley	Pacific Telephone
1977	Vander Linden Stanley	Pacific Telephone

7560 HELLMAN AVE

Year	Uses	Source
2020	LESTER CANHOTO	EDR Digital Archive
	VICTOR CANHOTO	EDR Digital Archive
2017	VICTOR CANHOTO	Cole Information
2014	VICTOR CANHOTO	Cole Information
2010	EVELYN BEST	Cole Information
2005	VICTOR CANHOTO	Cole Information
2001	SCANHOTOVi Olor	Haines & Company, Inc.
2000	EVELYN BEST	Cole Information
1995	CANHOTO, VICTOR J	Cole Information
1981	Prohs Raymond	Pacific Telephone
	Water Garden Sprouting Co	Pacific Telephone
1977	Staal Jas	Pacific Telephone
	From @Pomona@ Telephones Call	Pacific Telephone
1956	Mc Milon J A	Luskey Brothers & Co.
	Wyatt W P	Luskey Brothers & Co.
	Boersma Robt dairy	Luskey Brothers & Co.
	Vacant	Luskey Brothers & Co.
	Meyer Ranch	Luskey Brothers & Co.
	Meyer Eddie	Luskey Brothers & Co.
	Foster Geo	Luskey Brothers & Co.
	Hemstreet L C	Luskey Brothers & Co.

Year	Uses	Source
1956	Hansen R S Mrs	Luskey Brothers & Co.
	Wright Jack	Luskey Brothers & Co.
	Mc Carty W G	Luskey Brothers & Co.

7610 HELLMAN AVE

Year	Uses	Source
2010	OCCUPANT UNKNOWN	Cole Information
2005	FERNANDO SOLIS	Cole Information
2002	Solis Fernando	SBC PACIFIC BELL
2001	SOLS Feroando	Haines & Company, Inc.
1996	Salgado Agustina	Pacific Bell
1995	SALGADO, A	Cole Information
1993	Bos Ken	Pacific Bell
	Bosch Gary	Pacific Bell
1992	BOS, KEN	Cole Information
1981	Godinho Manuel	Pacific Telephone

7620 HELLMAN AVE

Year	Uses	Source
2014	JOSE ALCARAZ	Cole Information
2010	YVONNE RIVERA	Cole Information
2005	MARIA VIERA	Cole Information
2000	MARIA VIEIRA	Cole Information
1995	OCCUPANT UNKNOWNN	Cole Information
	ADVANTAGE EQUIPMENT	Cole Information
1993	Dairyland Automotive	Pacific Bell
	From China Telephones Call	Pacific Bell
	Sytsma Andrew	Pacific Bell
1992	DAIRYLAND AUTOMTV	Cole Information
1990	DAIRYLAND AUTOMOTIVE	Pacific Bell
	Sytsma Andrew	Pacific Bell
	DAIRYLAND AUTOMOTIVE	Pacific Bell
1977	Van Surksum John	Pacific Telephone

FINDINGS

7654 HELLMAN AVE

Year	Uses	Source
1995	ROMERO, SOIDA V	Cole Information
1981	Lomeli Joe	Pacific Telephone
1977	Xavier Constantino	Pacific Telephone

7666 HELLMAN AVE

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.
1995	OCCUPANT UNKNOWNN	Cole Information
1990	Guest Joseph L	Pacific Bell

7676 HELLMAN AVE

Year	Uses	Source
2017	MIKE SILVEIRA	Cole Information
2014	RICHARD SHIRK	Cole Information
2005	MARIA SILVEIRA	Cole Information
2002	Silveira Jose T	SBC PACIFIC BELL
2001	SILVEIRA Jose T	Haines & Company, Inc.
	SILVERIA Mhke	Haines & Company, Inc.
2000	MIKE SILVERIA	Cole Information
	JOSE SILVEIRA	Cole Information
1996	Silveira Maria	Pacific Bell
	Silveira Jose T	Pacific Bell
1995	SILVEIRA, JOSE T	Cole Information
1993	Silveira Jose T	Pacific Bell
	Silveira Ron	Pacific Bell
1992	SILVEIRA, JOSE T	Cole Information
1990	Silveira Jose T	Pacific Bell
1981	Silveira Jose T	Pacific Telephone
1977	Silveira Jose T	Pacific Telephone

HELLMAN ST

7620 HELLMAN ST

Year	Uses	Source
1992	DAIRYLAND AUTOMTV	Cole Information

HEREFORD DR

8551 HEREFORD DR

Year	Uses	Source
2017	MARTHA URIBE	Cole Information
2014	MARTHA URIBE	Cole Information
2010	QUE FULLMER	Cole Information
2005	QUE FULLMER	Cole Information
	FULLMER CATTLE CO	Cole Information
2000	QUE FULLMER	Cole Information
	FULLMER CATTLE COMPANY	Cole Information
	FULLMAR AUTO & TRUCK REPAIR	Cole Information
1995	LUPERCIO, JAVIER	Cole Information
	SALAZAR, G M	Cole Information
	FULLMER, QUE	Cole Information
	DAVALOS, CECILIO	Cole Information
	LOPEZ, RAMON R	Cole Information
	LEON, F	Cole Information
	FULLMAR AUTO & TRUCK REPAIR	Cole Information
	FULLMER CATTLE CO	Cole Information
1992	FULLMEN, QUE	Cole Information
	FULLMER, QUE	Cole Information
	LOPEZ, RAMON R	Cole Information
	FULLMER QUE	Cole Information
	NICKS DAIRY COMMDTY	Cole Information
	FULLMAR AUTO&TRUCK	Cole Information
	FULLMER CATTLE CO	Cole Information
	A A A PAC PLAY SYST	Cole Information

FINDINGS

HOLLMEN AVE

7620 HOLLMEN AVE

Year	Uses	Source
1981	Van Surksum John	Pacific Telephone

JAKE WAY

7369 JAKE WAY

Year	Uses	Source
2020	HSIN KLOES	EDR Digital Archive
2017	TERRENCE BISCH	Cole Information
2014	TERRENCE BISCH	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

7381 JAKE WAY

Year	Uses	Source
2020	JINGJING LIU	EDR Digital Archive
	JUSTIN MARTIN	EDR Digital Archive
2017	JUSTIN MARTIN	Cole Information
2014	TONY DONG	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

7393 JAKE WAY

Year	Uses	Source
2020	PETER FRIVALDI	EDR Digital Archive
	TRUDY CARTER	EDR Digital Archive
	HAO XIAOWEI	EDR Digital Archive
	INDIA VARGAS	EDR Digital Archive
	DIANA VARGAS	EDR Digital Archive
	QUENTIN FRIVALDI-VARGAS	EDR Digital Archive
2017	CARMEN GINTEL	Cole Information
2014	TRUDY CARTER	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

7405 JAKE WAY

Year	Uses	Source
2020	MA MORENO	EDR Digital Archive
2017	GUADALUPE MORENO	Cole Information
2014	MA MORENO	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

7408 JAKE WAY

Year	Uses	Source
2020	NASIR SIKDER	EDR Digital Archive
	NINA SHARMIN	EDR Digital Archive
2014	NINA SHARMIN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

7417 JAKE WAY

Year	Uses	Source
2020	KAMLA JASWAL	EDR Digital Archive
	GIRDHARI JASWAL	EDR Digital Archive
2017	GIRDHARI JASWAL	Cole Information
2014	GIRDHARI JASWAL	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

7420 JAKE WAY

Year	Uses	Source
2020	STACEE MYERS	EDR Digital Archive
	XIA CAO	EDR Digital Archive
2014	XIA CAO	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

7429 JAKE WAY

Year	Uses	Source
2020	JAN HARTZ	EDR Digital Archive
	WANDA HARTZ	EDR Digital Archive
	LOUISE HARTZ	EDR Digital Archive
	LAURA HARTZ	EDR Digital Archive
2017	JAN HARTZ	Cole Information

Year	Uses	Source
2014	JAN HARTZ	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

7441 JAKE WAY

Year	Uses	Source
2020	JESSICA SEITHER	EDR Digital Archive
	ZACHARIAH SEITHER	EDR Digital Archive
2017	ZACHARIAH SEITHER	Cole Information
2014	ZACHARIAH SEITHER	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

7453 JAKE WAY

Year	Uses	Source
2020	VENUS ANGEO	EDR Digital Archive
	HERNANI ANGEO	EDR Digital Archive
2017	MATT MARTINEZ	Cole Information
2014	VENUS ANGEO	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

7456 JAKE WAY

Year	Uses	Source
2020	FANG LIU	EDR Digital Archive
	TAYLOR HARTMAN	EDR Digital Archive
2017	CARMEN LOPEZ	Cole Information
2014	FANG LIU	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

7465 JAKE WAY

Year	Uses	Source
2020	LI LIN	EDR Digital Archive
	MICHAEL HUNG	EDR Digital Archive
2017	MICHAEL HUNG	Cole Information
2014	MICHAEL HUNG	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

7477 JAKE WAY

Year	Uses	Source
2020	YUHNING CHEN	EDR Digital Archive
	JASON CHEN	EDR Digital Archive
	THERESA CHEN	EDR Digital Archive
	RACHEL CHEN	EDR Digital Archive
	TED CHEN	EDR Digital Archive
2017	THERESA CHEN	Cole Information
2014	THERESA CHEN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

KAWEAH CT

7401 KAWEAH CT

Year	Uses	Source
2020	SHUI CHOI	EDR Digital Archive
	LINDSAY CHOI	EDR Digital Archive
	ARIANNA CHOI	EDR Digital Archive
	LESLIE CHOI	EDR Digital Archive
2017	LESLIE CHOI	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

7404 KAWEAH CT

Year	Uses	Source
2020	XIAO WANG	EDR Digital Archive
2017	XIAO WANG	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

7413 KAWEAH CT

Year	Uses	Source
2020	JERRY YANG	EDR Digital Archive
	JESSIE MIAO	EDR Digital Archive
2017	JERRY YANG	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information

Year	Uses	Source
2010	OCCUPANT UNKNOWN	Cole Information

7416 KAWEAH CT

Year	Uses	Source
2017	TAYLOR HARTMAN	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

7425 KAWEAH CT

Year	Uses	Source
2020	JIALUN LI	EDR Digital Archive
	JING ZHU	EDR Digital Archive
2017	JING ZHU	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

7428 KAWEAH CT

Year	Uses	Source
2020	JOHN BORSKI	EDR Digital Archive
	DONALD BORSKI	EDR Digital Archive
	PANKAJ THAPAR	EDR Digital Archive
	CHRISTY BORSKI	EDR Digital Archive
	LEAH BORSKI	EDR Digital Archive
2017	JOHN BORSKI	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

7437 KAWEAH CT

Year	Uses	Source
2017	JIMMY BUENAVENTURA	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

7440 KAWEAH CT

Year	Uses	Source
2020	JENNIFER MENA	EDR Digital Archive

Year	Uses	Source
2020	DANIEL MENA	EDR Digital Archive
2014	OCCUPANT UNKNOWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

7449 KAWEAH CT

Year	Uses	Source
2020	TONG ZHAO	EDR Digital Archive
2014	OCCUPANT UNKNOWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

7452 KAWEAH CT

Year	Uses	Source
2020	LIZ PEREZ	EDR Digital Archive
	XIAO FENG	EDR Digital Archive
2014	OCCUPANT UNKNOWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

7461 KAWEAH CT

Year	Uses	Source
2020	DHARA TORRES	EDR Digital Archive
	LUIS TORRES	EDR Digital Archive
2017	DHARA TORRES	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

7464 KAWEAH CT

Year	Uses	Source
2020	EFRAIN CENTENO	EDR Digital Archive
	MANUEL BUENROSTRO	EDR Digital Archive
	ZHENYU WU	EDR Digital Archive
2017	MANUEL BUENROSTRO	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

7473 KAWEAH CT

Year	Uses	Source
2020	L TRUONG ENG	EDR Digital Archive
	PHILIP HUNT	EDR Digital Archive
	DANNY TRUONG	EDR Digital Archive
	WEN LIN	EDR Digital Archive
2017	PHILIP HUNT	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

7476 KAWEAH CT

Year	Uses	Source
2017	ZHONGJUN LIU	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

MADDOX CT

7303 MADDOX CT

Year	Uses	Source
2020	ALI KABIRI	EDR Digital Archive
	ROSALBA KABIRI	EDR Digital Archive
2017	ALI KABIRI	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	ALI KABIRI	Cole Information

7306 MADDOX CT

Year	Uses	Source
2017	J ROCHA	Cole Information
2014	J ROCHA	Cole Information
2010	MARY ROCHA	Cole Information

7315 MADDOX CT

Year	Uses	Source
2020	BILL HUANG	EDR Digital Archive
	JOSHUA HUANG	EDR Digital Archive

Year	Uses	Source
2020	TINA HUANG	EDR Digital Archive
	THERESA HUANG	EDR Digital Archive
2017	JOSH HUANG	Cole Information
2014	BILL HUANG	Cole Information
2010	BILL HUANG	Cole Information

7318 MADDOX CT

Year	Uses	Source
2020	AMBER SOUSA	EDR Digital Archive
	LYNDA SOUSA	EDR Digital Archive
	ELVIN SOUSA	EDR Digital Archive
	SOFIA SOUSA	EDR Digital Archive

7327 MADDOX CT

Year	Uses	Source
2020	IRIS YING	EDR Digital Archive
	HONGYING LI	EDR Digital Archive
	IRIS LI	EDR Digital Archive
2017	HONG LIIRIS	Cole Information
2014	HONG LIIRIS	Cole Information
2010	HONG LI	Cole Information

7330 MADDOX CT

Year	Uses	Source
2020	JASON DUNN	EDR Digital Archive
	JENNIFER DUNN	EDR Digital Archive
	BRITTANY DUNN	EDR Digital Archive
	MELISSA DUNN	EDR Digital Archive
	HAROLD DUNN	EDR Digital Archive
	JOYCE DUNN	EDR Digital Archive
	KIMBERLY DUNN	EDR Digital Archive
2017	HAROLD DUNN	Cole Information
2014	HAROLD DUNN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

FINDINGS

7342 MADDOX CT

Year	Uses	Source
2020	KATE HARRIS	EDR Digital Archive
	KENNETH HARRIS	EDR Digital Archive
2017	KENNETH HARRIS	Cole Information
2014	KENNETH HARRIS	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

7351 MADDOX CT

Year	Uses	Source
2020	LAN ZOU	EDR Digital Archive
	BRANDON SKYDANCER	EDR Digital Archive
	GABRIEL SKYDANCER	EDR Digital Archive
2017	PENG WANG	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

7354 MADDOX CT

Year	Uses	Source
2020	WEST VA OFC OF EMERGENCY MED	EDR Digital Archive
	DANA JONES	EDR Digital Archive
	DANA BERRY	EDR Digital Archive
2017	DANA JONES	Cole Information
2014	DELIA SILVA	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

7363 MADDOX CT

Year	Uses	Source
2020	ZHONG WANG	EDR Digital Archive
2017	ZHONG WANG	Cole Information
2014	HEARTHSIDE	Cole Information
	BEAZER HOMES	Cole Information
	OCCUPANT UNKNOWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

7366 MADDOX CT

Year	Uses	Source
2020	JANICE KWON	EDR Digital Archive
	DANIEL KWON	EDR Digital Archive
	SOPHIA KWON	EDR Digital Archive
	NICK KWON	EDR Digital Archive
	HEIDI DIXON	EDR Digital Archive
	PAUL KWON	EDR Digital Archive
2017	NICK KWON	Cole Information
2014	ROBERT LARSEN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

7375 MADDOX CT

Year	Uses	Source
2017	BEI ZHANG	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

OAK LEAF DR

14764 OAK LEAF DR

Year	Uses	Source
2020	ERIC ALDANA	EDR Digital Archive
	RALPH CANTU	EDR Digital Archive
2017	ERIC ALDANA	Cole Information
2014	DEBRA DORAZIO	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14767 OAK LEAF DR

Year	Uses	Source
2020	YI-CHIEH SU	EDR Digital Archive
	YI SU	EDR Digital Archive
2017	ROBERT SU	Cole Information
2014	MELODIE CHEN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

FINDINGS

14770 OAK LEAF DR

Year	Uses	Source
2020	BOB CHU	EDR Digital Archive
	CATHLEEN CHU	EDR Digital Archive
2017	BOB CHU	Cole Information
2014	BOB CHU	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14779 OAK LEAF DR

Year	Uses	Source
2020	JAIME LLAMAS	EDR Digital Archive
2017	JAIME LLAMAS	Cole Information
2014	JAIME LLAMAS	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14788 OAK LEAF DR

Year	Uses	Source
2020	RAMIRO CISNEROS	EDR Digital Archive
	ELIZABETH CISNEROS	EDR Digital Archive
	WANDA PRESTON	EDR Digital Archive
2017	LEE PRESTON	Cole Information
2014	GILBERT CISNEROS	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14791 OAK LEAF DR

Year	Uses	Source
2020	DANIEL LANDMAN	EDR Digital Archive
	JENNIFER LANDMAN	EDR Digital Archive
2017	DANIEL LANDMAN	Cole Information
2014	SHAUN KROGMAN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14800 OAK LEAF DR

Year	Uses	Source
2020	AMAN BERI	EDR Digital Archive
	SONIA BERI	EDR Digital Archive

Year	Uses	Source
2017	AMAN BERI	Cole Information
2014	AMAN BERI	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14803 OAK LEAF DR

Year	Uses	Source
2017	VERONICA CAMERANO	Cole Information
2014	CARYN CAMERANO	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14812 OAK LEAF DR

Year	Uses	Source
2020	YUJUN YANG	EDR Digital Archive
	PING HSIEH	EDR Digital Archive
	IHUA HSIEH	EDR Digital Archive
	MEI HSIEH	EDR Digital Archive
	WEI HSIEH	EDR Digital Archive
2017	CHARIL CRUZ	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14815 OAK LEAF DR

Year	Uses	Source
2020	CHRISTOPHER MEDINA	EDR Digital Archive
	BREANNA MEDINA	EDR Digital Archive
2017	SANDRA RHEINECKER	Cole Information
2014	SANDRA RHEINECKER	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14824 OAK LEAF DR

Year	Uses	Source
2020	SAMANTHA DELGADO	EDR Digital Archive
	KELLY DELGADO	EDR Digital Archive
	SHAN ZHUGE	EDR Digital Archive
2017	ROBERT THOMPSON	Cole Information

Year	Uses	Source
2014	TORI CARTER	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14827 OAK LEAF DR

Year	Uses	Source
2020	GLENN FRANKLIN	EDR Digital Archive
2014	GLENN FRANKLIN	Cole Information
2010	GLENN FRANKLIN	Cole Information

14836 OAK LEAF DR

Year	Uses	Source
2020	SCOTT BUCKWALTER	EDR Digital Archive
	MELINDA BUCKWALTER	EDR Digital Archive
2017	SHAWN BUCKWALTER	Cole Information
2014	SCOTT BUCKWALTER	Cole Information
2010	YOUNG CHUNG	Cole Information

14839 OAK LEAF DR

Year	Uses	Source
2020	PEDRO SALAS	EDR Digital Archive
	SERGIO ROSALES	EDR Digital Archive
	ERMALINDA SALAS	EDR Digital Archive
	RAQUEL ROSALES	EDR Digital Archive
2017	SERGIO ROSALES	Cole Information
2014	PEDRO SALAS	Cole Information
2010	RAUL TAFOYA	Cole Information

14848 OAK LEAF DR

Year	Uses	Source
2020	IRENE ZHAN	EDR Digital Archive
2017	HAIYING ZHAN	Cole Information
2014	HAIYING ZHAN	Cole Information
2010	HAIYING ZHAN	Cole Information

14851 OAK LEAF DR

Year	Uses	Source
2020	GUSTAVO GUERRERO	EDR Digital Archive
	HEYDI GUERRERO	EDR Digital Archive
	CAROLINE GUERRERO	EDR Digital Archive
2017	GUSTAVO GUERRERO	Cole Information
2014	GUSTAVO GUERRERO	Cole Information
2010	JOSE GUERRERO	Cole Information

14860 OAK LEAF DR

Year	Uses	Source
2020	SHYUE LEU	EDR Digital Archive
	SHUCHIEN YU	EDR Digital Archive
	YEA LEU	EDR Digital Archive
	HUEI YU	EDR Digital Archive
	YACHING LU	EDR Digital Archive
	WILLIAM YU	EDR Digital Archive
2017	WILL YU	Cole Information
2014	WILL YU	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14863 OAK LEAF DR

Year	Uses	Source
2020	FANG JIA	EDR Digital Archive
	LIQUN LI	EDR Digital Archive
	STAN JIA	EDR Digital Archive
2017	STAN JIA	Cole Information
2014	FANG JIA	Cole Information
2010	FANG JIA	Cole Information

14872 OAK LEAF DR

Year	Uses	Source
2020	RON CHEN	EDR Digital Archive
	HUAI CHEN	EDR Digital Archive
	RUN CHEN	EDR Digital Archive

Year	Uses	Source
2017	RUN CHEN	Cole Information
2014	RUN CHEN	Cole Information
2010	RUN CHEN	Cole Information

14875 OAK LEAF DR

Year	Uses	Source
2020	NICHOLAS ROMERO	EDR Digital Archive
	KENT ROMERO	EDR Digital Archive
	EVA ROMERO	EDR Digital Archive
	DANIEL ROMERO	EDR Digital Archive
2017	KENT ROMERO	Cole Information
2014	KENT ROMERO	Cole Information
2010	MARIA RODRIGUEZ	Cole Information

14884 OAK LEAF DR

Year	Uses	Source
2020	VISION EVALUATION CONSLNTS LLC	EDR Digital Archive
	RUBY PHUNG	EDR Digital Archive
2017	VANESSA TURNER	Cole Information
2014	JOHN TURNER	Cole Information
2010	JOHN TURNER	Cole Information

14896 OAK LEAF DR

Year	Uses	Source
2020	MAGDALENA DIZON	EDR Digital Archive
	KRISTINE DIZON	EDR Digital Archive
2017	EUGENIO DIZON	Cole Information
2014	GRACE DIZON	Cole Information
2010	EUGENIO DIZON	Cole Information

14908 OAK LEAF DR

Year	Uses	Source
2020	MIRA PATEL	EDR Digital Archive
	SHAREEDHAR PATEL	EDR Digital Archive
	UPEN PATEL	EDR Digital Archive

Year	Uses	Source
2020	CHIRA PATEL	EDR Digital Archive
	KANTIBHAI PATEL	EDR Digital Archive
	MONIKA PATEL	EDR Digital Archive
	NIMA PATEL	EDR Digital Archive
2017	KEN PATEL	Cole Information
2014	KEN PATEL	Cole Information
2010	KANTI PATEL	Cole Information

SADDLE CIR

14768 SADDLE CIR

Year	Uses	Source
2020	HUGO CORONA	EDR Digital Archive
	LAURA CORONA	EDR Digital Archive
2017	LAURA CORONA	Cole Information
2014	HUGO CORONA	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14780 SADDLE CIR

Year	Uses	Source
2014	DAVID LIU	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14783 SADDLE CIR

Year	Uses	Source
2020	ZHUANG ZHUANG	EDR Digital Archive
	ZHAO JIANG	EDR Digital Archive
	AMY ZHUANG	EDR Digital Archive
2017	JIANG ZHAO	Cole Information
2014	JIANG ZHAO	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14792 SADDLE CIR

Year	Uses	Source
2020	JIAN SANG	EDR Digital Archive

Year	Uses	Source
2017	JIAN SANG	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14795 SADDLE CIR

Year	Uses	Source
2020	CELSO DIAZ	EDR Digital Archive
	BRANDON DIAZ	EDR Digital Archive
	GABRIELA DIAZ	EDR Digital Archive
	JASON DIAZ	EDR Digital Archive
2017	CELSO DIAZ	Cole Information
2014	CELSO DIAZ	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14807 SADDLE CIR

Year	Uses	Source
2020	GISELLE REMULLA	EDR Digital Archive
2017	GISELLE REMULLA	Cole Information
2014	GISELLE REMULLA	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

SILVER SADDLE CT

7411 SILVER SADDLE CT

Year	Uses	Source
2020	PERRY HANSTAD	EDR Digital Archive
	PENNY HANSTAD	EDR Digital Archive
	CHEN ZHOU	EDR Digital Archive
2014	OCCUPANT UNKNOWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

7414 SILVER SADDLE CT

Year	Uses	Source
2020	JING YANG	EDR Digital Archive
	JANAE TYARS	EDR Digital Archive

Year	Uses	Source
2020	RONNELL TYARS	EDR Digital Archive
2017	RONNELL TYARS	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

7423 SILVER SADDLE CT

Year	Uses	Source
2017	ANTHONY JONES	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

7426 SILVER SADDLE CT

Year	Uses	Source
2020	ZHONGNAN YANG	EDR Digital Archive
2017	MICHAEL CLOWDUS	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

7435 SILVER SADDLE CT

Year	Uses	Source
2020	BRUCE DOMES	EDR Digital Archive
	MARLENE WYATT	EDR Digital Archive
	WEIGUO DENG	EDR Digital Archive
	AUSTIN ANDRADE	EDR Digital Archive
2017	BRUCE DOMES	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

7438 SILVER SADDLE CT

Year	Uses	Source
2020	PEIWEN LIN	EDR Digital Archive
	TAO LU	EDR Digital Archive
	ERIC LU	EDR Digital Archive
2017	ERIC LU	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information

Year	Uses	Source
2010	OCCUPANT UNKNOWN	Cole Information

7447 SILVER SADDLE CT

Year	Uses	Source
2020	XIN ZHANG	EDR Digital Archive
	JANAK KOSHIA	EDR Digital Archive
2017	XIN ZHANG	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

7450 SILVER SADDLE CT

Year	Uses	Source
2017	SAMIR SABBARA	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

7459 SILVER SADDLE CT

Year	Uses	Source
2020	QIAN LI	EDR Digital Archive
2014	OCCUPANT UNKNOWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

7462 SILVER SADDLE CT

Year	Uses	Source
2020	MATHIAS MARTINEZ	EDR Digital Archive
2017	MATHIAS MARTINEZ	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

7468 SILVER SADDLE CT

Year	Uses	Source
2020	SPRING TRANSPORTATION	EDR Digital Archive
	JIANHUA WANG	EDR Digital Archive
	JINWANG WANG	EDR Digital Archive

FINDINGS

7471 SILVER SADDLE CT

Year	Uses	Source
2020	JERRY ZHANG	EDR Digital Archive
2017	JUAN WANG	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

7474 SILVER SADDLE CT

Year	Uses	Source
2014	OCCUPANT UNKNOWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

7483 SILVER SADDLE CT

Year	Uses	Source
2020	MYISHA TAYLOR	EDR Digital Archive
	GEORGE SEPULVEDA	EDR Digital Archive
2014	OCCUPANT UNKNOWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

7486 SILVER SADDLE CT

Year	Uses	Source
2020	CHAN-AN CHI	EDR Digital Archive
	KELLY CHI	EDR Digital Archive
	F CHI CHIENG	EDR Digital Archive
	CHIENG CHI	EDR Digital Archive
	KAREN CHI	EDR Digital Archive
2017	JOSEPH CHI	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

WALTER ST

14867 WALTER ST

Year	Uses	Source
2001	BATES Mildred	Haines & Company, Inc.

14891 WALTER ST

Year	Uses	Source
2001	THRALL Don	Haines & Company, Inc.

WALTERS

14891 WALTERS

Year	Uses	Source
2002	Thrall Don	SBC PACIFIC BELL
1990	Thrall Judy	Pacific Bell
	Thrall Don	Pacific Bell

WALTERS ST

14867 WALTERS ST

Year	Uses	Source
2005	OCCUPANT UNKNOWN	Cole Information
2000	MILDRED BATES	Cole Information
1995	BATES, MILDRED L	Cole Information
1992	BATES, LOWELL R	Cole Information
1981	Bates Lowell R	Pacific Telephone
1970	Bingham Alma L	Pacific Telephone
	Bingham Garrett W	Pacific Telephone
1967	Bates Lowell Mildred	Luskey Brothers & Co.

14891 WALTERS ST

Year	Uses	Source
2017	MILDRED BATES	Cole Information
2014	MILDRED BATES	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information
2005	LEMAN THRALL	Cole Information
2000	DON THRALL	Cole Information
1996	Thrall Judy	Pacific Bell
	Thrall Don	Pacific Bell
1995	THRALL, DON	Cole Information
1993	Thrall Don	Pacific Bell

Year	Uses	Source
1993	Thrall Judy	Pacific Bell
1992	THRALL, DON	Cole Information
1981	Stone Betty	Pacific Telephone
	Stone John B	Pacific Telephone
1977	Stone Betty	Pacific Telephone
	Stone John B	Pacific Telephone
	Stone M	Pacific Telephone
1970	Stone Betty	Pacific Telephone
	Stone John B	Pacific Telephone

WAR BONNET

14969 WAR BONNET

Year	Uses	Source
1990	Clines Paul	Pacific Bell

WAR BONNET CIR

14969 WAR BONNET CIR

Year	Uses	Source
1993	Clines Paul	Pacific Bell
	Clingenpeel Bill	Pacific Bell
1981	Clines Paul	Pacific Telephone
	Clines Shellie D	Pacific Telephone
	Cl In man Brien & Barbara	Pacific Telephone

WHIMBREL DR

14827 WHIMBREL DR

Year	Uses	Source
2020	APRIL ORTIZ	EDR Digital Archive
	FRANCISCO ORTIZ	EDR Digital Archive
2017	FRANCISCO ORTIZ	Cole Information
2014	FRANCISCO ORTIZ	Cole Information
2010	FRANCISCO ORTIZ	Cole Information

14836 WHIMBREL DR

Year	Uses	Source
2020	AMELIA NASSEREDDIN	EDR Digital Archive
	ARYN KING	EDR Digital Archive
2017	AMELIA NASSEREDDIN	Cole Information
2014	AMELIA NASSEREDDIN	Cole Information
2010	ANGELIQUE AVILA	Cole Information

14839 WHIMBREL DR

Year	Uses	Source
2020	VIVECA CARNERO	EDR Digital Archive
	CELESTE CARNERO	EDR Digital Archive
	MARK CARNERO	EDR Digital Archive
2017	MARK CARNERO	Cole Information
2014	MARK CARNERO	Cole Information
2010	MARK CARNERO	Cole Information

14848 WHIMBREL DR

Year	Uses	Source
2020	JEREMY AGERS	EDR Digital Archive
2014	ROBERTO ARELLANO	Cole Information
2010	ROBERTO ARELLANO	Cole Information

14851 WHIMBREL DR

Year	Uses	Source
2020	JENNIFER MENDOZA	EDR Digital Archive
	ANDRES MENDOZA	EDR Digital Archive
2014	ANDRES MENDOZA	Cole Information
2010	ANDRES MENDOZA	Cole Information

14860 WHIMBREL DR

Year	Uses	Source
2020	YAN FANG	EDR Digital Archive
	NAN ZHANG	EDR Digital Archive
2014	YAN FANG	Cole Information
2010	JOSE ECHARRI	Cole Information

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14863 WHIMBREL DR

Year	Uses	Source
2020	GUSTAVO GUERRERO	EDR Digital Archive
2017	GUSTAVO GUERRERO	Cole Information
2014	JAMES THOMAS	Cole Information
2010	JAMES THOMAS	Cole Information

14875 WHIMBREL DR

Year	Uses	Source
2020	XIAO ZHANG	EDR Digital Archive
	BAOQUAN ZHANG	EDR Digital Archive
2017	XIAOQING ZHANG	Cole Information
2014	YUYAN ZHANG	Cole Information

14884 WHIMBREL DR

Year	Uses	Source
2020	SILVESTRE MARAVILLA	EDR Digital Archive
	ROSIE MARAVILLA	EDR Digital Archive
	ROSIE MARTINEZ	EDR Digital Archive
2017	SILVESTRE MARAVILLA	Cole Information
2014	SILVESTRE MARAVILLA	Cole Information

14887 WHIMBREL DR

Year	Uses	Source
2020	NATALIE SPARKS	EDR Digital Archive
	NATALIE WILLIAMS	EDR Digital Archive
	NAPOLEON SPARKS	EDR Digital Archive
	KENNETH WILLIAMS	EDR Digital Archive
2017	NAPOLEON SPARKS	Cole Information
2014	NAPOLEON SPARKS	Cole Information

14896 WHIMBREL DR

Year	Uses	Source
2020	SHANNON FOTINOS	EDR Digital Archive
	JOHN FOTINOS	EDR Digital Archive
2017	JOHN FOTINOS	Cole Information

Year	Uses	Source
2014	JOHN FOTINOS	Cole Information

14906 WHIMBREL DR

Year	Uses	Source
2017	JOSE CASTILLO	Cole Information
2014	JOSE CASTILLO	Cole Information

14914 WHIMBREL DR

Year	Uses	Source
2020	MICHAEL SONG	EDR Digital Archive
	YOUNG SONG	EDR Digital Archive
2017	YOUNG SONG	Cole Information
2014	YOUNG SONG	Cole Information

14922 WHIMBREL DR

Year	Uses	Source
2020	KHIN TUN	EDR Digital Archive
	YATANAR TUN	EDR Digital Archive
	KAUNG MIN	EDR Digital Archive
2017	KAUNG MIN	Cole Information
2014	TUN YATANAR	Cole Information

14930 WHIMBREL DR

Year	Uses	Source
2020	JESSICA FLOCCO	EDR Digital Archive
2017	JESSICA FLOCCO	Cole Information
2014	RANDALL LEVALLEY	Cole Information

XAVIER

14966 XAVIER

Year	Uses	Source
1993	Anderson Elizabeth	Pacific Bell
	Anderson G	Pacific Bell
	Anderson Gary K	Pacific Bell
1981	Toste John	Pacific Telephone

FINDINGS

14969 XAVIER

Year	*Uses*	*Source*
1981	Nunes John A	Pacific Telephone

XAVIER ST

14966 XAVIER ST

Year	*Uses*	*Source*
1992	ANDERSON, E	Cole Information

FINDINGS

ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

Address Researched	Address Not Identified in Research Source
14764 OAK LEAF DR	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14767 OAK LEAF DR	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14768 SADDLE CIR	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14770 OAK LEAF DR	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14779 OAK LEAF DR	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14780 SADDLE CIR	2020, 2017, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14781 ELLA DR	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14783 SADDLE CIR	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14784 ELLA DR	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14787 ELLA DR	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14788 OAK LEAF DR	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14790 ELLA DR	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14791 OAK LEAF DR	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14792 SADDLE CIR	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
14793 ELLA DR	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14795 SADDLE CIR	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14796 ELLA DR	2020, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14800 OAK LEAF DR	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14803 OAK LEAF DR	2020, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14807 SADDLE CIR	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14812 OAK LEAF DR	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14815 OAK LEAF DR	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14824 OAK LEAF DR	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14827 OAK LEAF DR	2017, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14827 WHIMBREL DR	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14831 BRIDAL TRAIL CIR	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14836 OAK LEAF DR	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14836 WHIMBREL DR	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14839 OAK LEAF DR	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14839 WHIMBREL DR	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
14840 BRIDAL TRAIL CIR	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14843 BRIDAL TRAIL CIR	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14848 OAK LEAF DR	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14848 WHIMBREL DR	2017, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14851 OAK LEAF DR	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14851 WHIMBREL DR	2017, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14852 BRIDAL TRAIL CIR	2017, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14855 BRIDAL TRAIL CIR	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14860 OAK LEAF DR	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14860 WHIMBREL DR	2017, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14863 OAK LEAF DR	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14863 WHIMBREL DR	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14864 BRIDAL TRAIL CIR	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14867 BRIDAL TRAIL CIR	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14867 WALTER ST	2020, 2017, 2014, 2010, 2005, 2002, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14867 WALTERS ST	2020, 2017, 2014, 2010, 2002, 2001, 1996, 1993, 1990, 1986, 1977, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
14872 OAK LEAF DR	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14875 OAK LEAF DR	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14875 WHIMBREL DR	2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14876 BRIDAL TRAIL CIR	2020, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14879 BRIDAL TRAIL CIR	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14884 OAK LEAF DR	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14884 WHIMBREL DR	2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14887 WHIMBREL DR	2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14888 BRIDAL TRAIL CIR	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14891 BRIDAL TRAIL CIR	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14891 WALTER ST	2020, 2017, 2014, 2010, 2005, 2002, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14891 WALTERS	2020, 2017, 2014, 2010, 2005, 2001, 2000, 1996, 1995, 1993, 1992, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14891 WALTERS ST	2020, 2002, 2001, 1990, 1986, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14896 OAK LEAF DR	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14896 WHIMBREL DR	2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14899 BROOKTREE ST	2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14902 BROOKTREE ST	2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
14903 BRIDAL TRAIL CIR	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14903 FRANKLIN LN	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14905 BROOKTREE ST	2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14906 WHIMBREL DR	2020, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14908 BROOKTREE ST	2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14908 OAK LEAF DR	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14911 BROOKTREE ST	2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14912 FRANKLIN LN	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14914 WHIMBREL DR	2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14915 BRIDAL TRAIL CIR	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14915 FRANKLIN LN	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14917 BROOKTREE ST	2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14920 BROOKTREE ST	2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14922 WHIMBREL DR	2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14923 BROOKTREE ST	2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14924 FRANKLIN LN	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
14926 BROOKTREE ST	2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14927 BRIDAL TRAIL CIR	2017, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14927 FRANKLIN LN	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14929 BROOKTREE ST	2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14930 WHIMBREL DR	2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14932 BROOKTREE ST	2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14935 BROOKTREE ST	2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14936 FRANKLIN LN	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14938 BROOKTREE ST	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14939 BRIDAL TRAIL CIR	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14939 FRANKLIN LN	2017, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14941 BROOKTREE ST	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14944 BROOKTREE ST	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14947 BROOKTREE ST	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14948 FRANKLIN LN	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14950 BROOKTREE ST	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
14950 FRANKLIN LN	2020, 2017, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14951 BRIDAL TRAIL CIR	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14951 FRANKLIN LN	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14953 BROOKTREE ST	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14959 BROOKTREE ST	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14960 FRANKLIN LN	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14963 BRIDAL TRAIL CIR	2017, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14966 XAVIER	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1992, 1990, 1986, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14966 XAVIER ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14969 WAR BONNET	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14969 WAR BONNET CIR	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1992, 1990, 1986, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14969 XAVIER	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14971 BROOKTREE ST	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14972 FRANKLIN LN	2017, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14975 BRIDAL TRAIL CIR	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14975 FRANKLIN LN	2017, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
14977 BROOKTREE ST	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14977 Walters Street	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14983 BROOKTREE ST	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14984 FRANKLIN LN	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14987 FRANKLIN LN	2020, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14989 BROOKTREE ST	2017, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14995 BROOKTREE ST	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14996 FRANKLIN LN	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7218 HELLMAN AVE	2020, 2017, 2014, 2010, 2005, 2002, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7242 HELLMAN AVE	2020, 2017, 2014, 2010, 2005, 2002, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7264 HELLMAN AVE	2020, 2017, 2014, 2002, 1996, 1993, 1992, 1986, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7264 HELLMAN AVE	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7303 MADDOX CT	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7306 MADDOX CT	2020, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7315 MADDOX CT	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7317 FALL WAY	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
7318 MADDOX CT	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7320 HELLMAN AVE	2020, 2017, 2014, 2010, 2005, 2002, 1993, 1990, 1986, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7327 MADDOX CT	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7329 FALL WAY	2020, 2017, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7330 MADDOX CT	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7341 FALL WAY	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7342 MADDOX CT	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7344 FALL WAY	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7350 HELLMAN AVE	2020, 2017, 2014, 2010, 1992, 1986, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7351 MADDOX CT	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7353 FALL WAY	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7354 MADDOX CT	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7356 FALL WAY	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7363 MADDOX CT	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7365 FALL WAY	2017, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7366 MADDOX CT	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7368 FALL WAY	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
7369 JAKE WAY	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7375 MADDOX CT	2020, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7377 FALL WAY	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7380 FALL WAY	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7381 JAKE WAY	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7393 JAKE WAY	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7401 KAWEAH CT	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7404 KAWEAH CT	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7405 JAKE WAY	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7408 JAKE WAY	2017, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7411 SILVER SADDLE CT	2017, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7413 KAWEAH CT	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7414 SILVER SADDLE CT	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7416 KAWEAH CT	2020, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7417 JAKE WAY	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7420 JAKE WAY	2017, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
7423 SILVER SADDLE CT	2020, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7425 KAWEAH CT	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7426 SILVER SADDLE CT	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7428 KAWEAH CT	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7429 JAKE WAY	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7435 SILVER SADDLE CT	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7437 KAWEAH CT	2020, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7438 SILVER SADDLE CT	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7440 KAWEAH CT	2017, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7441 JAKE WAY	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7447 SILVER SADDLE CT	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7449 KAWEAH CT	2017, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7450 SILVER SADDLE CT	2020, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7452 KAWEAH CT	2017, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7453 JAKE WAY	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7456 JAKE WAY	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
7459 SILVER SADDLE CT	2017, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7461 KAWEAH CT	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7462 SILVER SADDLE CT	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7464 KAWEAH CT	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7465 JAKE WAY	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7468 SILVER SADDLE CT	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7471 SILVER SADDLE CT	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7473 KAWEAH CT	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7474 SILVER SADDLE CT	2020, 2017, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7476 KAWEAH CT	2020, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7477 JAKE WAY	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7483 SILVER SADDLE CT	2017, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7486 SILVER SADDLE CT	2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7560 HELLMAN AVE	2002, 1996, 1993, 1992, 1990, 1986, 1970, 1967, 1966, 1961, 1960, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7610 HELLMAN AVE	2020, 2017, 2014, 2000, 1990, 1986, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7620 HELLMAN AVE	2020, 2017, 2002, 2001, 1996, 1986, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7620 Hellman Avenue	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

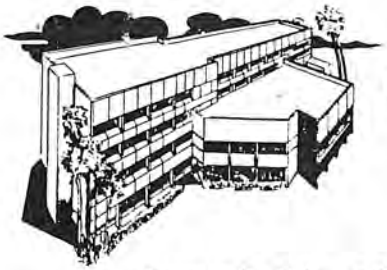
Address Researched	Address Not Identified in Research Source
7620 HELLMAN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7620 HOLLMEN AVE	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7654 HELLMAN AVE	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1993, 1992, 1990, 1986, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7666 HELLMAN AVE	2020, 2017, 2014, 2010, 2005, 2002, 2000, 1996, 1993, 1992, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7676 HELLMAN AVE	2020, 2010, 1986, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8551 HEREFORD DR	2020, 2002, 2001, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8739 CHINO CORONA RD	2020, 2017, 2014, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8755 CHINO CORONA RD	2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8775 CHINO CORONA RD	2020, 2017, 2014, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8800 CHINO CORONA RD	2020, 2017, 2014, 2010, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

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
7500 Hellman Avenue	1995, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

APPENDIX F
AGENCY RECORDS



COUNTY OF RIVERSIDE

HEALTH SERVICES AGENCY

9851 Magnolia • Riverside, CA 92503

KENNETH B. COHEN
Director
(714) 358-7808



August 26, 1992

Site 91-579

AUG 31 1992

AUG 2

8/31

9/4

Mr. Dan Hall
R.T. Lee Construction
7200 Hellman Avenue
Corona, CA 91720

Dear Mr. Hall:

Subject: **7200 Hellman Avenue, Corona, California 91720**

This letter confirms the completion of site investigation and remedial action for the underground storage tanks at the above site. With the provision that the information provided to this agency was accurate and representative of existing conditions, it is the position of this office that **no further action** is required at this time.

Please be advised that this letter does not relieve you of any liability under the California Health and Safety Code or Water Code for past, present, or future operations at the site. Nor does it relieve you of the responsibility to clean up existing, additional or previously unidentified conditions at the site, which cause or threaten to cause pollution or nuisance or otherwise pose a threat to water quality or public health.

Additionally, be advised that changes in the present or proposed use of the site may require further site characterization and mitigation activity. It is the property owner's responsibility to notify this agency of any changes in report content, future contamination findings, or site usage.

If you have any questions regarding this matter, contact this office at (714) 358-5055.

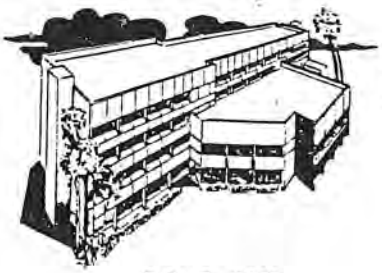
Sincerely,

Doug Thompson
Hazardous Materials Specialist

DT:cjm

cc: SWRCB
RWQCB

CAB



COUNTY OF RIVERSIDE

HEALTH SERVICES AGENCY

9851 Magnolia • Riverside, CA 92503

KENNETH B. COHEN
Director
(714) 358-7808



July 7, 1992

Site #91 579

Mr. Dan Hall
R.T. Lee Construction
7200 Hellman Avenue
Corona, CA 91720

RE: Leaking Underground Storage Tank Site at
R.T. Construction, 7200 Hellman Ave., Corona, CA

Dear Mr. Hall:

The purpose of this letter is to provide notification of your responsibility under the California Code of Regulations Title 23 Waters Section 2652 (d) to provide at a minimum, a quarterly status report to this department every three (3) months until site investigation and cleanup are complete. The owner or operator of a site shall submit to the local agency a quarterly status report detailing any investigative, remedial, or other action taken regarding the above referenced site.

The quarterly status reports should include at a minimum information listed on the sample quarterly status report enclosed with this letter. We request that you make copies of the enclosed sample report form for use each quarter. The quarterly status report shall be submitted within 15 days of the end of each quarter.

Quarter 1 - January thru March ..... Submit by April 15
Quarter 2 - April thru June ..... Submit by July 15
Quarter 3 - July thru September .... Submit by October 15
Quarter 4 - October thru December .. Submit by January 15

If status reports are currently being sent to our office, please continue to submit them according to the time schedule listed above. You may continue to use your existing format as long as the required information on the enclosed form is included.

Failure to provide quarterly status reports in a timely manner may cause the responsible party to be placed in a recalcitrant status due to non-compliance. Recalcitrant responsible parties are not eligible for California Leaking Underground Fuel Tank Clean-Up Funds and may be subject to enforcement action.

If you have any questions regarding the quarterly status reporting requirements, you may telephone me at (714) 358-5055.

Sincerely,

Doug Thompson

Doug Thompson
Hazardous Materials Specialist

DT:cjm

cc: Regional Water Quality Control Board

COUNTY OF RIVERSIDE
DEPARTMENT OF HEALTH

Phone:

4065 COUNTY CIRCLE DR. RIVERSIDE, CA. 92503
(Mailing Address–P.O. Box 7600 Riverside, CA. 92513-7600)
FAX (714) 358-4529

SANTA ANA REGION
REC'D DATE
APR 0 6 1992
4/13

April 2, 1992

Site 91-579

Ms Terri Tharp
Geo Sec, Inc.
237 South Waterman Avenue
San Bernardino, CA 92408

Dear Ms. Tharp:

RE: Excavation Report for RT Lee Construction, 7200 Hellman Avenue, Corona, California.

The Excavation Report (titled Closure Report by Geo Sec) dated March 16, 1992, for the above site has been reviewed by County of Riverside, Department of Environmental Health, Hazardous Materials Branch. This report is not a site closure report but a report confirming the excavation of petroleum contaminated soil.

The excavation report provides the analytical results confirming the removal of the contaminated soil to below action levels. The spoil pile produced will remain on site until a workplan for the soil remediation is submitted and approved by this office.

Although no other hazardous waste was found on the property, this letter cannot serve as a release should any be found in the future.

Should you have any questions regarding site mitigation, contact me at (714) 358-5055.

Sincerely,

Doug Thompson

Doug Thompson
Hazardous Materials Specialist

DT:cjm

cc: Carl Bernhardt, RWQCB
Dan Hall, RT Lee Construction

A Geological Systems Evaluation Company

Closure Report
R.T. LEE CONSTRUCTION
7200 HELLMAN AVENUE
CORONA, CALIFORNIA

Prepared For
COUNTY OF RIVERSIDE
DEPARTMENT OF HEALTH
P.O. BOX 7600
RIVERSIDE, CA 92513-7600

Report Date
MARCH 16, 1992

GSN 000-92-022

Geological and drilling services performed by Geo Sec, Inc.

I. Introduction and Summary:

Gasoline contaminated soils beneath a former underground gasoline storage tank location were excavated and stockpiled on-site at R.T. Lee Construction, 7200 Hellman Avenue in Corona, California. The initial excavation activities occurred on January 23, 1992, and resumed on March 3, 1992 in the remaining area where laboratory analyses confirmed that product contaminated soils remained (Attachment 1).

During the March 3, 1992 excavation, the western one-third of the original excavation was deepened and the western perimeter was extended. One soil sample was obtained from the excavation bottom as a confirmation sample once it appeared that all soils with product concentrations exceeding allowable limits had been removed. Laboratory analyses of this sample indicates that remaining total petroleum hydrocarbon concentrations (TPH) expressed as gasoline are below 20 ppm and that total recoverable petroleum hydrocarbon concentrations (TRPH) are below 10 ppm.

The excavation has now been backfilled and compacted with clean soils. All excavated product contaminated soils are stockpiled on-site, on and covered with visquene.

II. Excavation Details and Soil Sampling:

Excavation Activities, January 23, 1992:

A backhoe with an extended reach of approximately 18 ft. was used for the excavation and removal of gasoline contaminated soil on January 23. A geologist was on-site directing the excavation activities and monitoring the organic vapor content of the excavated soils using a Foxboro flame ionization organic vapor analyzer (OVA). When the excavation reached a depth of 16 ft. 9 in., there appeared to be no remaining product contaminated soils in the eastern two-thirds of the excavation. Closed container OVA readings of soils removed from the bottom of the excavation in this area registered 0.8 ppm.

Product contaminated soils remained in the bottom of the western one-third of the excavation, however. In order to excavate in this area, the backhoe dug a shallow ramp along the northwest excavation area and excavated to a depth of 19 ft. 8 in. where product contaminated soils remained. The backhoe was unable to excavate deeper, however, due to the narrowness of the excavation and excavation activities were halted pending the availability of alternative excavation equipment.

Two soil samples were obtained from the bottom of the excavation on January 23, sample TT12392.1 was obtained from a depth of 16 ft. 9 in. from the eastern end of the excavation and sample TT12392.2 was obtained from a depth of 19 ft. 8 in. from the western end of the excavation (Attachment 1). Both samples were obtained from excavated soils in the backhoe bucket and were placed into laboratory supplied, certified clean, glass jars. The sample jars were sealed, labeled and had Riverside County evidence tape applied prior to being placed into a chilled container.

The samples were transported to Centrum Analytical Laboratories, a California DHS certified laboratory, within a chain of custody documentation (Attachment 2). The shallower sample was submitted for analyses using EPA Methods 418.1, 8015 modified for gasoline and 8020. The deeper sample was initially submitted for analyses using EPA Method 418.1 but analyses using EPA Methods 8015 modified for gasoline and 8020 were subsequently requested in order to quantify remaining contaminant concentrations.

The laboratory analytical results confirm that the bottom sample representing the eastern two-thirds of the excavation bottom had product concentrations below action levels and that the bottom sample representing the western one-third of the excavation bottom contained remaining product concentrations exceeding action levels. Sample TT12392.1 contained no detectable concentration of TPH, TRPH or ethylbenzene and only trace concentrations of Benzene, Toluene and Xylenes, while sample TT12392.2 contained 430 mg/kg TPH, 1400 mg/kg TRPH, 870 ug/kg Benzene, 16000 ug/kg Toluene, 62000 ug/kg Xylenes and 7400 ug/kg Ethylbenzene (Attachment 3).

Sample TT12392.1 consisted of moderate yellow brown and pale yellow brown silty, very fine to fine-grained sand, USCS designation SP-SM. Sample TT12392.2 consisted of moderate yellow brown fine-grained sand, USCS designation SP.

Excavation Activities, March 3, 1992:

Excavation activities resumed on this site on March 3, 1992, using a crane-clamshell excavation unit. Additional black-topped areas to the west and southwest of the original excavation were excavated to a depth of 20 ft. in an attempt to locate uncontaminated soil (Attachment 4). No gasoline contaminated soils were encountered as this zone was excavated.

The clean overburden in the area east of this perimeter zone and extending to the western margin of the original excavation, was excavated to a depth of 14 ft. and stockpiled. All excavated soil was monitored for indications of product contamination as indicated by organic vapor analyzer readings. All readings were zero ppm. Faint product odors were detected emanating from this area at a depth of 14 ft., however, and all additional excavated soils were stockpiled on visquene in the grassy area located north of the excavation. The excavation in this area and in the western one-third of the original excavation continued until a depth of 24 ft. was reached. At this depth, closed container OVA readings of excavated soil registered below 20 ppm.

One soil sample was obtained from a depth of 24 ft. in this newly excavated area, sample TT3392.1 (Attachment 4). This sample consisted of medium light gray clayey, silty, very fine grained sand, USCS classification SC-SM. The sample had a faint odor of volatile organic constituents and an OVA reading of 14.8 ppm. The sample was collected from the clamshell bucket using a clean hand trowel and was placed into a new, laboratory certified clean glass container, filled completely to eliminate all existing headspace. The sample jar was sealed, labeled, additionally sealed with evidence tape and placed into a chilled container.

The chilled sample was transported for analyses to Centrum Laboratories within a chain of custody documentation on the afternoon of March 3 (Attachment 5). The sample was analyzed for total petroleum hydrocarbon (TPH) expressed as gasoline using EPA Method 8015 modified, for total recoverable petroleum hydrocarbon (TRPH) using EPA Method 418.1 and for non-halogenated volatile organic constituents (BTXE) using EPA Method 8020. The laboratory analytical results reveal that the bottom sample from the west end of the excavation contains 6 mg/kg TPH, 16 mg/kg TRPH, 880 ug/kg B, 1220 ug/kg T, 1610 ug/kg X and 108 ug/kg E.

III. Conclusions:

It appears that all soil with TPH and TRPH concentrations exceeding the action level of 100 ppm have been excavated and stockpiled on-site, on and covered with visquene.

Bioremediation of the stockpiled product contaminated soils is being considered and evaluated. Preliminary microbiological and chemical evaluations indicate the presence of numerous Pseudomonads, known hydrocarbon utilizers, but the nitrate concentrations are elevated and may require pre-treatment to decrease these concentrations.

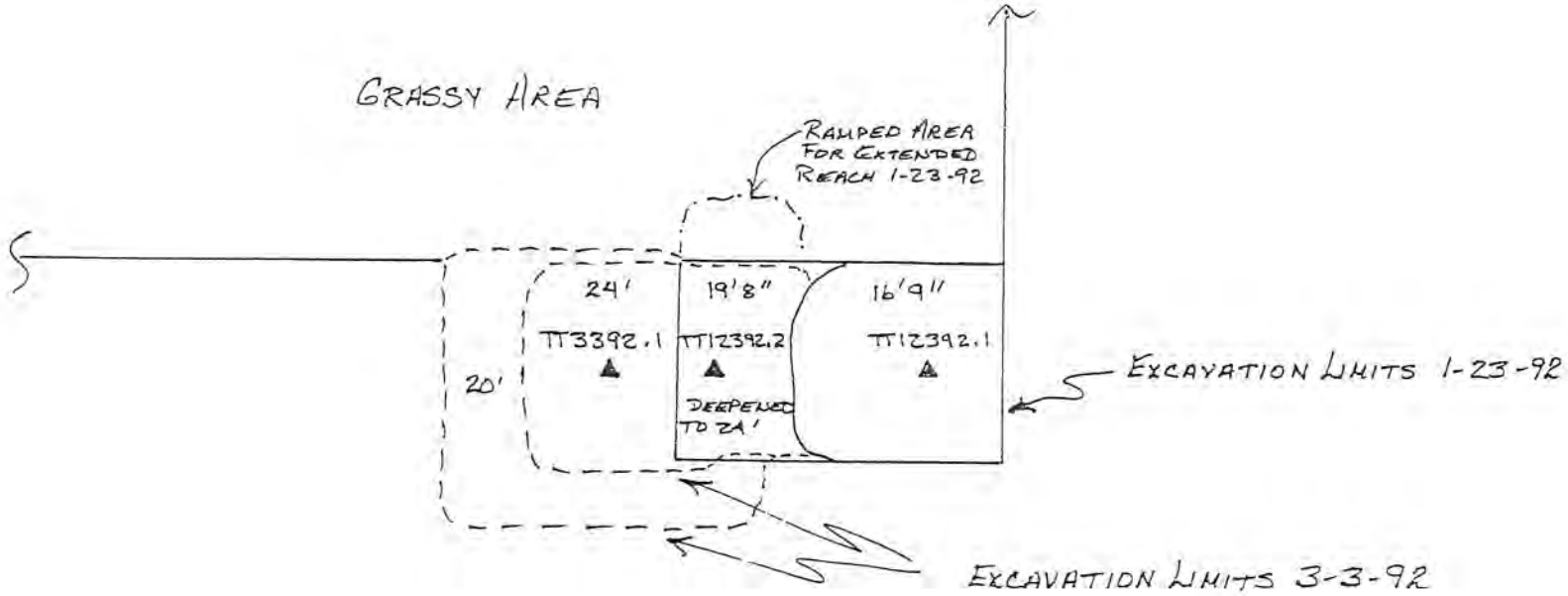
Should you have any questions regarding the above information please feel free to contact the undersigned at (714) 885-7072.

Terri Tharp
Project Geologist
CA. REA. No. 03781

Jerry D. Horne
California Registered Geologist
No. 547

TT.jr

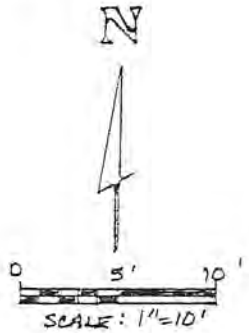
rtlee.rpt



LABORATORY ANALYTICAL RESULTS, mg/kg

	TRPH	TPH	B	T	X	E
TT12392.1	ND	ND	.008	.006	.014	ND
TT12392.2	1400	430	0.87	16.0	62.0	7.4
TT3392.1	6	16	0.88	1.22	1.61	0.108

R. T. LEE CONSTRUCTION
7200 HELLMAN AVENUE
CORONA, CALIFORNIA



GEOSEC, INC.

819

ATTACHMENT 1

3202

CENTRUM ANALYTICAL LABORATORIES

290 TENNESSEE STREET • REDLANDS, CA 92373 • (714) 798-9336

CHAIN OF CUSTODY RECORD

PAGE 1 OF 1

Job No. 000-92-022 | Project Name R.T. Lee Const

Sampler T. Tharp | Phone: 714-885-7072

Client Name Geo Sec | Address: 237 So. Waterman, S. Bdno

Sample Number	Date/Time Sampled	Sample Type: Soil	Water	Other (Specify)	Site Location	Type of containers	Analyses required: 418.1	8015 m. gas / 8020	Hazardous sample Special handling	Remarks and observations
TT12392.1	1/23/92 11:38	✓			Excavation bottom - east	Glass	✓	✓		
TT12392.2	11:46	✓			" " - west	"	✓	*/*		Note: if 418.1 < 100 ppm also analyze w/ 8015 mgas/8020
										*Added 1/24/92 per Tom.

Relinquished by: (Signature)	Date/Time	Received by: (Signature)	Relinquished by: (Signature)	Date/Time	Received by: (Signature)
T. Tharp	1/23/92 12:50				
Relinquished by: (Signature)	Date/Time	Received for Laboratory by: (Signature)	Date/Time	Remarks	
		Stella	1/23/92 12:45	Rush samples sealed + chilled EL	

Method of Shipment: Hand carried.

The delivery of samples and the signature on this chain of custody form constitutes authorization to perform the analyses specified above under the Terms and Conditions set forth on the back hereof.

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ATTACHMENT 2

CENTRUM ANALYTICAL LABORATORIES

CERTIFIED HAZARDOUS WASTE TESTING LABORATORY • CHEMICAL AND BIOLOGICAL ANALYSES

Client: Geo - Sec
237 South Waterman Ave.
San Bernardino, CA 92408

Date: 01/24/92
J.N.: 3202

Project: R.T. Lee Construction

Date Received: 01/23/92
Date Analyzed: 01/24/92
Samples Rcv'd: 02 Soil

LABORATORY RESULTS

Method: EPA 418.1 (Total Petroleum Hydrocarbons)

Matrix: Soil

Concentration: mg/kg (parts per million)

Sample No.	Total Petroleum Hydrocarbons	Detection Limit
TT12392.1	ND	5
TT12392.2	1400	50

ND - Not Detected

Respectfully Submitted,

CENTRUM ANALYTICAL LABORATORIES

Ida Wallace
Laboratory Supervisor

Doug Mather, Ph.D.
Technical Director

290 TENNESSEE STREET • REDLANDS, CA 92373 • (714) 798-9336 • FAX (714) 793-1559

CENTRUM ANALYTICAL LABORATORIES

CERTIFIED HAZARDOUS WASTE TESTING LABORATORY • CHEMICAL AND BIOLOGICAL ANALYSES

Client: Geo-Sec
237 S. Waterman Ave.,
San Bernardino, Ca 92408

Date: 01/29/92
J.N.: 3202

Project: R.T. Construction

Date Received: 01/23/92
Date Analyzed: 01/28/92
Samples Rcv'd: 2 Soil

==========

LABORATORY RESULTS

==========

METHOD: Modified 8015 (Total Volatile Petroleum Hydrocarbons)

MATRIX: Soil

CONCENTRATION: mg/kg (parts per million)

Sample No.	Gasoline	Detection Limit
TT12392.1	ND	.3
TT12392.2	430	60

ND - Not Detected
Respectfully Submitted,

CENTRUM ANALYTICAL LABORATORIES

Ida Wallace
Laboratory Supervisor

Doug Mather, Ph.D.
Technical Director

290 TENNESSEE STREET • REDLANDS, CA 92373 • (714) 798-9336 • FAX (714) 793-1559

CENTRUM ANALYTICAL LABORATORIES

CERTIFIED HAZARDOUS WASTE TESTING LABORATORY • CHEMICAL AND BIOLOGICAL ANALYSES

Client: Geo - Sec, Inc.
237 S. Waterman Avenue
San Bernardino, CA 92408

Date: 01/29/92
J.N.: 3202

Project: R.T. Lee Construction

Date Received: 01/23/92
Date Analyzed: 01/28/92
Samples Rcv'd: 2 Soil

LABORATORY RESULTS

METHOD: EPA 8020/602 (B-T-X-E)

MATRIX: Soil

CONCENTRATION: ug/kg(parts per billion)

Sample No.	Benzene	Toluene	Xylenes	Ethylbenzene
TT12392.1	8	6	14	ND
TT12392.2	870	16000	62000	7400
DETECTION LIMIT:	3	5	5	5

ND = NOT DETECTED

Respectfully Submitted,

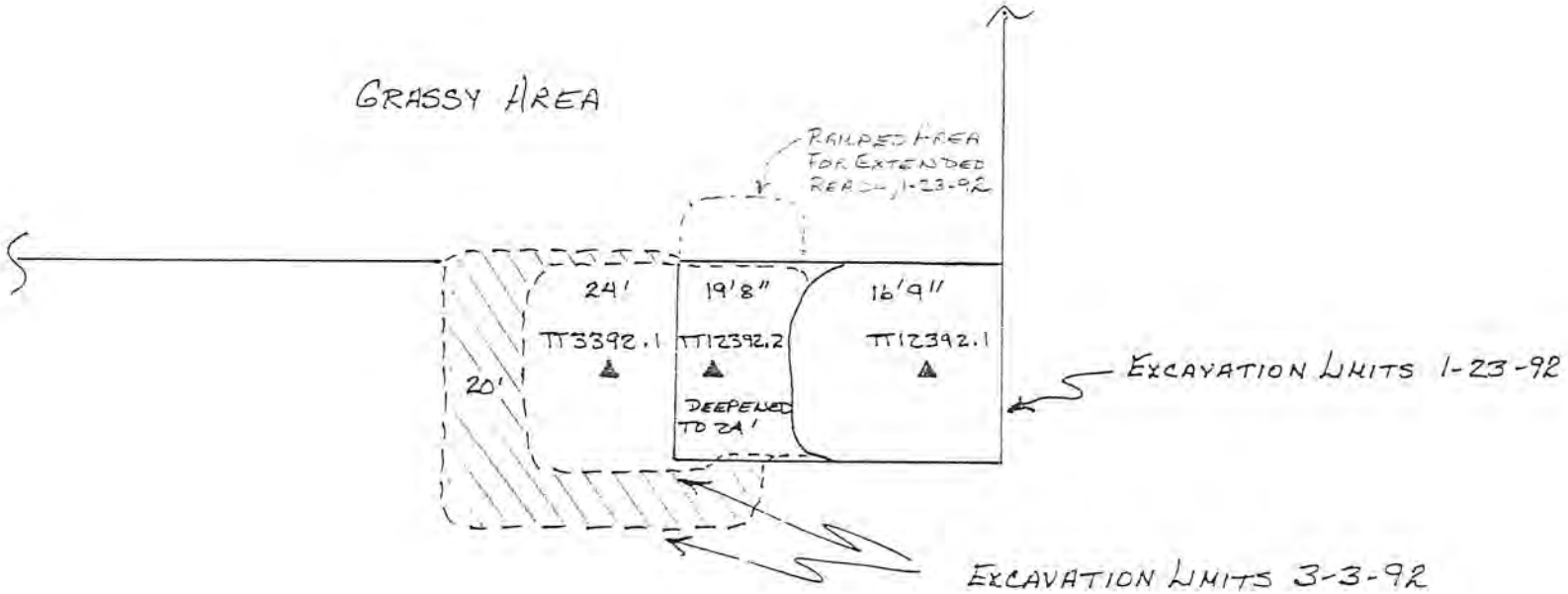
CENTRUM ANALYTICAL LABORATORIES

Ida Wallace
Laboratory Supervisor

Doug Mather, Ph.D.
Technical Director

290 TENNESSEE STREET • REDLANDS, CA 92373 • (714) 798-9336 • FAX (714) 793-1559

Attachment 3a

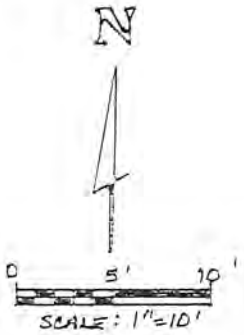


PERIMETER ZONE - 3/3/92 - 20 FT
NO CONTAMINATION DETECTED

LABORATORY ANALYTICAL RESULTS, mg/kg

	TRPH	TPH	B	T	X	E
TT12392.1	ND	ND	.008	.006	.014	ND
TT12392.2	1400	430	0.87	16.0	62.0	7.4
TT3392.1	6	16	0.88	1.22	1.61	0.108

R. T. LEE CONSTRUCTION
7200 HELLMAN AVENUE
CORONA, CALIFORNIA



GEOSEC, INC.

824

ATTACHMENT 4

3291

CENTRUM ANALYTICAL LABORATORIES

290 TENNESSEE STREET • REDLANDS, CA 92373 • (714) 798-9336

CHAIN OF CUSTODY RECORD

PAGE 1 OF ____

Job No. 000-92-022 | Project Name RT Lee

Sampler T. Thanh | Phone: 885-7072

Client Name Geo Sec | Address: 237 S. Waterman, SB Calif

Sample Number	Date/Time Sampled	Sample Type: Soil	Water	Other (Specify)	Site Location	Type of containers	Analyses required: A1&.1	6020	6015 m. gas	Hazardous sample Special handling	Remarks and observations
TT3392.1	3/3/92 12:32	X			Excavation bottom -24'	Tert. Glass	✓	✓	✓		

Relinquished by: (Signature) [signature] | Date/Time 3/3/92 2:20 | Received by: (Signature) | Relinquished by: (Signature) | Date/Time | Received by: (Signature)

Relinquished by: (Signature) | Date/Time | Received for Laboratory by: (Signature) [signature] | Date/Time 3/3/92 5:15pm | Remarks: Hard sample chilled + sealed (2)

Method of Shipment: hand del.

The delivery of samples and the signature on this chain of custody form constitutes authorization to perform the analyses specified above under the Terms and Conditions set forth on the back hereof.

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ATTACHMENT 5

CENTRUM ANALYTICAL LABORATORIES

CERTIFIED HAZARDOUS WASTE TESTING LABORATORY • CHEMICAL AND BIOLOGICAL ANALYSES

Client: Geo-Sec
237 S. Waterman Avenue
San Bernardino, CA 92408

Date: 03/09/92
J.N.: 3291

Project: R T Lee

Date Received: 03/03/92
Date Analyzed: 03/06/92
Samples Rcv'd: 1 Soil

LABORATORY RESULTS

Method: EPA 418.1 (Total Petroleum Hydrocarbons)

Matrix: Soil

Concentration: mg/kg (parts per million)

Sample No.	Total Petroleum Hydrocarbons	Detection Limit
TT3392.1	6	1

ND = Not Detected

Respectfully Submitted,

CENTRUM ANALYTICAL LABORATORIES

Ida Wallace
Laboratory Supervisor

Michael A. Yartzoff
General Manager

290 TENNESSEE STREET • REDLANDS, CA 92373 • (714) 798-9336 • FAX (714) 793-1559

CENTRUM ANALYTICAL LABORATORIES

CERTIFIED HAZARDOUS WASTE TESTING LABORATORY • CHEMICAL AND BIOLOGICAL ANALYSES

Client: Geo-Sec
237 S. Waterman Ave.,
San Bernardino, Ca 92408

Date: 03/09/92
J.N.: 3291

Project: RT Lee

Date Received: 03/03/92
Date Analyzed: 03/05/92
Samples Rcv'd: 1 Soil

LABORATORY RESULTS

METHOD: Modified 8015 (Total Volatile Petroleum Hydrocarbons)

MATRIX: Soil

CONCENTRATION: mg/kg (parts per million)

Sample No.	Gasoline	Detection Limit
TT3392.1	16	.3

ND - Not Detected
Respectfully Submitted,

CENTRUM ANALYTICAL LABORATORIES

Ida Wallace
Laboratory Supervisor

Michael A. Yartzoff
General Manager

290 TENNESSEE STREET • REDLANDS, CA 92373 • (714) 798-9336 • FAX (714) 793-1559

CENTRUM ANALYTICAL LABORATORIES

CERTIFIED HAZARDOUS WASTE TESTING LABORATORY • CHEMICAL AND BIOLOGICAL ANALYSES

Client: Geo - Sec, Inc.
237 S. Waterman Avenue
San Bernardino, CA 92408

Date: 03/09/92
J.N.: 3291

Project: RT Lee

Date Received: 03/03/92
Date Analyzed: 03/05/92
Samples Rcv'd: 1 Soil

LABORATORY RESULTS

METHOD: EPA 8020/602 (B-T-X-E)

MATRIX: Soil

CONCENTRATION: ug/kg (parts per billion)

Sample No.	Benzene	Toluene	Xylenes	Ethylbenzene
TT3392.1	880	1220	1610	108
DETECTION LIMIT:	3	5	5	5

ND = NOT DETECTED

Respectfully Submitted,

CENTRUM ANALYTICAL LABORATORIES

Ida Wallace
Laboratory Supervisor

Michael A. Yartzoff
General Manager

290 TENNESSEE STREET • REDLANDS, CA 92373 • (714) 798-9336 • FAX (714) 793-1559

COUNTY OF RIVERSIDE
DEPARTMENT OF HEALTH

Phone:

4065 COUNTY CIRCLE DR. RIVERSIDE, CA. 92503
(Mailing Address-P.O. Box 7600 Riverside, CA. 92513-7600)
FAX (714) 358-4529

DATE
DEC 18 1991
KK 12/18
KW 12/20
CAB 1/2

December 10, 1991

site 91-579

Mr. Dan Hall
R.T. Lee Construction
7200 Hellman Avenue
Corona, CA 91720

R.T. Lee Construction

RE: Work plan for site mitigation, 7200 Hellman Avenue, Corona

Dear Mr. Hall:

The work plan by Geo Sec, Inc. to mitigate the soil of petroleum hydrocarbon contamination dated November 14, 1991 has been reviewed by Riverside County Health, Hazardous Materials Branch. The work plan to excavate the above site is accepted by this department. The method of disposal will be determined following the excavation and the results of lab analysis.

Please notify me at least five days prior to starting this phase of remediation.

Should you have further questions regarding remediation, contact me at (714) 358-5055.

Sincerely,

Doug Thompson
Hazardous Materials Specialist

DT:cjm

cc: Ken Williams, (RWQB)

0833018767

Dr. Sparks
Acting Director of Health
XXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXX

COUNTY OF RIVERSIDE
DEPARTMENT OF HEALTH

Phone:

4065 COUNTY CIRCLE DR. RIVERSIDE, CA. 92503
(Mailing Address-P.O. Box 7600 Riverside, CA. 92513-7600)
FAX (714) 358-4529

closed 3/2/92

JUL 12 1991

~~DE~~	RLH 7/12
	7/29
CAB	7/29
LUSTIS	entry
	Dbal

July 8, 1991

CERTIFIED MAIL
site 91-579

Mr. Dan Hall
R.T. Lee Construction
7200 Hellman Ave.
Corona, CA 91720

Dear Mr. Hall:

It has come to the attention of this office that an unauthorized release has occurred from underground storage tanks under your control. The resulting soil and/or groundwater contamination must be handled accordingly.

You are requested to conduct a subsurface investigation of the contamination and submit these results in a technical report to this office. This report must contain, at a minimum, the following information:

1. The delineation of the vertical and lateral extent of the contamination in the soil and as the impact on groundwater.

2. The hydrogeologic characterization of the soil and unconsolidated materials underlying and adjacent to the site.

3. The technical report must be prepared by a qualified professional who is registered as a civil engineer or certified as a geologist in the State of California.

4. Prior to any work starting at the site, a work plan must be submitted and approved by this office.

CINDRA ROWELL, B.S.N., M.B.A.
DEPUTY DIRECTOR OF HEALTH
PERSONAL HEALTH SERVICES

JOHN FANNING, R.E.H.S., M.P.A.
DEPUTY DIRECTOR OF HEALTH
ENVIRONMENTAL HEALTH SERVICES

R.L. NEIL, M.D., M.P.H.
ASST. DIRECTOR OF HEALTH

H.C. HOLK, D.V.M., M.P.H.
DEPUTY DIRECTOR OF HEALTH
SPECIAL SERVICES

HEALTH CENTERS

BANNING 3055 RAMSEY STREET - Banning, CA 92220 ● BLYTHE 263 NORTH BROADWAY - Blythe, CA 92225 ● CASA BLANCA 7240 MARGUERITA - Riverside, CA 92504 ● CORONA 505 SOUTH BUENA VISTA - Corona, CA 91720 ● HEMET 880 NORTH STATE STREET - Hemet, CA 92343 ● INDIO 46-209 OASIS STREET - Indio, CA 92201 ● LAKE ELSINORE 30195 FRASER DR. - Lake Elsinore, CA 92330 PALM SPRINGS 3111 TAHQUITZ-McCALLUM - Palm Springs, CA 92262 ● PERRIS 237 NORTH "D" ST. - Perris, CA 92370 ● RIVERSIDE 1520 LINDEN ST. - Riverside, CA. 92507 ● JURUPA 9415 MISSION BLVD. - Riverside, CA 92509 ● TEMECULA 41002 COUNTY CENTER DRIVE - Temecula, CA 92390

5. You and your contractors(s) shall have all appropriate licenses and permits to perform this work, such as a C-57 for well drilling, County of Riverside well permits, South Coast Air Quality Management District permits, etc. Copies of these documents should be available for inspection by County personnel on request.

6. This report must be submitted to this office by August 8, 1991.

Should you have any questions concerning this matter, please contact me at (714) 358-5055.

Sincerely,

Doug Thompson

Doug Thompson
Hazardous Materials
Management Specialist

DT/cjm

cc:RWQCB

Dr. Sparks
Acting Director of Health
[redacted]



COUNTY OF RIVERSIDE
DEPARTMENT OF HEALTH

Phone:

4065 COUNTY CIRCLE DR. RIVERSIDE, CA. 92503
(Mailing Address-P.O. Box 7600 Riverside, CA. 92513-7600)
FAX (714) 358-4529

July 8, 1991 site 91-579

Mr. Dan Hall
R.T. Lee Construction
7200 Hellman Ave.
Corona, CA 91720

Dear Mr. Hall:

The purpose of this letter is to inform you that County of Riverside, Department of Health, Environmental Health Services Division, Hazardous Materials Branch has entered into an agreement with the State of California Water Resources Control Board to oversee the cleanup and mitigation of contaminated sites resulting from the unauthorized release of hazardous substances from underground storage tanks. The cleanup of these sites is necessary to protect the groundwaters of the state from contamination and to protect the public from exposure from hazardous chemicals.

The oversight program developed by the State and administered by the County is funded by State and Federal monies and is subject to reimbursement by the responsible parties for each specific site. The County will account for time and materials expended at each cleanup site. On a routine basis, the State will be provided with the amounts detailing the time and expenses. The State will then invoice the responsible party for all direct and indirect cost associated with the cleanup of the site.

Enclosed you will find the Notice of Reimbursement. This is the formal notification concerning the reimbursement requirements for the responsible party. If any of the information is incorrect or if you should have any questions, contact this office as soon as possible at (714) 358-5055.

Sincerely

Doug Thompson

Doug Thompson
Hazardous Materials Specialist

DT/cjm

cc:SWRCB
RWQCB

CINDRA ROWELL, B.S.N., M.B.A.
DEPUTY DIRECTOR OF HEALTH
PERSONAL HEALTH SERVICES

JOHN FANNING, R.E.H.S., M.P.A.
DEPUTY DIRECTOR OF HEALTH
ENVIRONMENTAL HEALTH SERVICES

R.L. NEIL, M.D., M.P.H.
ASST. DIRECTOR OF HEALTH

H.C. HOLK, D.V.M., M.P.H.
DEPUTY DIRECTOR OF HEALTH
SPECIAL SERVICES

HEALTH CENTERS

BANNING 3055 RAMSEY STREET - Banning, CA 92220 ● BLYTHE 263 NORTH BROADWAY - Blythe, CA 92225 ● CASA BLANCA 7240 MARGUERITA - Riverside, CA 92504 ● CORONA 505 SOUTH BUENA VISTA - Corona, CA 91720 ● HEMET 880 NORTH STATE STREET - Hemet, CA 92343 ● INDIO 46-209 OASIS STREET - Indio, CA 92201 ● LAKE ELSINORE 30195 FRASER DR. - Lake Elsinore, CA 92330 PALM SPRINGS 3111 TAHQUITZ-McCALLUM - Palm Springs, CA 92262 ● PERRIS 237 NORTH "D" ST. - Perris, CA 92370 ● RIVERSIDE 1520 LINDEN ST. - Riverside, CA. 92507 ● JURUPA 9415 MISSION BLVD. - Riverside, CA 92509 ● TEMECULA 41002 COUNTY CENTER DRIVE - Temecula, CA 92390

ATTACHMENT "FOUR B" TO
EXHIBIT "B" TO
WATER RESOURCES CONTROL BOARD
STANDARD AGREEMENT NO. 8-115-550-2

County of Riverside
Department of Health

State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program

Notice of Reimbursement

Site Code 91-579

Date First Reported 7/1/91

Site Name R.T. Lee Construction

Substance 12036

Address 7200 Hellman Ave.

Petroleum (x)Yes ( )No

City/State/Zip Corona, CA 91720

The following information has been provided to:

Responsible Party Contact Person Dan Hall

Responsible Party Contact Company R.T. Lee Construction

Address 7200 Hellman Ave.

City/State/Zip Corona, CA 91720

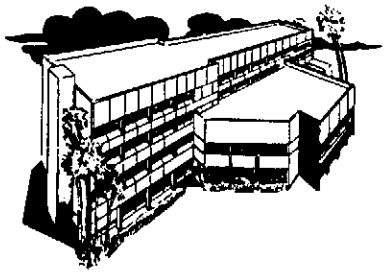
Whereas the federal Petroleum Leaking Underground Storage Tank Trust Fund provides funding to pay the local and state agency administrative and oversight costs associated with the cleanup of releases from underground storage tanks; and Whereas the Legislature has authorized funds to pay the local and state agency administrative and oversight costs associated with the cleanup of releases from underground storage tanks; and Whereas the direct and indirect costs of overseeing removal or remedial action at the above site are funded, in whole or in part, from the federal Trust Fund; and Whereas the above individual(s) or entity(ies) have been identified as the party or parties responsible for investigation and cleanup of the above site; YOU ARE HEREBY NOTIFIED that pursuant to Title 42 of the United States Code, Section 6991b(h)(6) and Section 25360 of the Health and Safety Code, the above Responsible Party or Parties shall reimburse the State Water Resources Control Board not more than 150 percent of the total amount of site specific oversight costs actually incurred while overseeing the cleanup of the above underground storage tank site, and the above Responsible Party or Parties shall make full payment of such costs within 30 days of receipt of a detailed invoice from the State Water Resources Control Board.

Contract Project Director:

Signature (714) 358-5055 Telephone Number

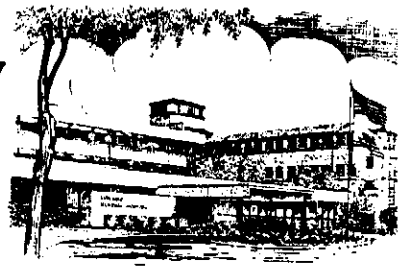
Date 7-3-91

STANDARD FORM UST03(7/90)



COUNTY OF RIVERSIDE
HEALTH SERVICES AGENCY
9851 Magnolia • Riverside, CA 92503

KENNETH B. COHEN
Director
(714) 358-7808



August 26, 1992

Site 91-579

Mr. Dan Hall
R.T. Lee Construction
7200 Hellman Avenue
Corona, CA 91720

Dear Mr. Hall:

Subject: 7200 Hellman Avenue, Corona, California 91720

This letter confirms the completion of site investigation and remedial action for the underground storage tanks at the above site. With the provision that the information provided to this agency was accurate and representative of existing conditions, it is the position of this office that no further action is required at this time.

Please be advised that this letter does not relieve you of any liability under the California Health and Safety Code or Water Code for past, present, or future operations at the site. Nor does it relieve you of the responsibility to clean up existing, additional or previously unidentified conditions at the site, which cause or threaten to cause pollution or nuisance or otherwise pose a threat to water quality or public health.

Additionally, be advised that changes in the present or proposed use of the site may require further site characterization and mitigation activity. It is the property owner's responsibility to notify this agency of any changes in report content, future contamination findings, or site usage.

If you have any questions regarding this matter, contact this office at (714) 358-5055.

Sincerely,

Doug Thompson
Hazardous Materials Specialist

DT:cjm

cc: SWRCB
RWQCB

Department of Toxic Substances Control

Yana Garcia
Secretary for
Environmental Protection

Katherine M. Butler, MPH, Director
5796 Corporate Avenue
Cypress, California 90630
https://dtsc.ca.gov/

Gavin Newsom
Governor

April 21, 2025

Alicia Jansen
STANTEC
Alicia.Jansen@stantec.com

PR4-041725-06
7500, 7200, 7620 HELLMAN AVENUE AND 14977 WALTERS STREET, CORONA, CA

Dear Requestor:

We have received your Public Records Act Request from the Department of Toxic Substances Control (DTSC). After a thorough review of our files, no site records were found pertaining to the sites/facilities referenced above.

A large number of our records are available on EnviroStor, an online database that provides non-confidential, public access to DTSCs Data Management System. It tracks our cleanup, permitting, enforcement and investigation efforts at hazardous waste facilities and sites with known or suspected contamination issues. EnviroStor is available 24/7, 365 days a year. The data reflects the latest updates as they are entered in the system.

Access it from your computer or smartphone, the local library – anywhere Internet access is available. Just go to www.envirostor.dtsc.ca.gov.

You'll find a step-by-step tour of EnviroStor under the "How to Use EnviroStor" menu on the website.

If you have any questions or would like further information regarding your request, please contact me at 714-4845337 or via email at CypressFileRoom@dtsc.ca.gov.

Sincerely,

Julie Chandler

Julie Chandler
Regional Records Coordinator
Administrative Services Branch

R.T. Lee CONSTRUCTION 91-579
7200 1 HELLMAN AVE.
CORONA, CA 91720

838

Closed
LOP File From

Box 17

Emp ID _____

Site Id: **91579** Site Name: **R T Lee Construction**
ADDRESS> Street Number: **7200** Street: **Hellman Ave**
City: **Corona** Zip Code: **91720** Employee Number: **8**

Substance: **8006619** ; ; ; ; Priority:
Date Reported: **7/1/1991** Date Confirmed: **7/1/1991** Category: **R**
Fund: **F** Fed Exempt: **N** Petroleum: **Y** Case Type: **S** Contract Status: **9**

RP Search:	**S**	Date Begin:	**7/1/1991**	Date End:	**7/8/1991**
Prelim Assessment:	**C**	Date Begin:	**7/1/1991**	Date End:	**9/24/1991**
Remedial Investig:		Date Begin:		Date End:	
Remedial Action:	**C**	Date Begin:	**12/10/1991**	Date End:	**3/16/1992**
Post Remedial Monitoring:	**C**	Date Begin:	**3/16/1992**	Date End:	**8/10/1992**

DT Emerg Resp: Enf Action: **Y** Type: **1** DT Action: **7/8/1991**

Date Last Corsp: **8/26/1992** Case Closed: **Y** Date Closed: **8/26/1992**
DT Exc Start: **1/23/1992** Reimb Letter: **Y** Luft Category: **24HSCA**
Remed Action: **ET,IT** Supv Dist: **2** Region: Santa Ana Cap Exten Exp:

Rp Contact Name: **Dan Hall** RP Cost:
Rp Company Name: **R T Lee Construction** RP Phone: **714-737-7330**
Address: **7200** Street: **Hellman Ave**
City: **Corona** State/Zip: **CA 91720**

RP #2 -
RP Contact Name: RP Phone:
RP Company Name:
Address: Street:
City: State/Zip:

RP #3 -
RP Contact Name: RP Phone:
RP Company Name:
Address: Street:
City: State/Zip:

RP #4 -
RP Contact Name: RP Phone:
RP Company Name:
Address: Street:
City: State/Zip:

COMMENT :

Up Date: 1/19/2005

WATER RESOURCES CONTROL BOARD
DIVISION OF WATER QUALITY - UST CLEANUP PROGRAM
SITE SPECIFIC QUARTERLY REPORT
CONTRACTOR NO:33000
THROUGH

SOURCE OF FUNDS:F SUBSTANCE:8006619 ; ; ; ;
SITE NO: 91579 FEDERAL EXEMPT:N PETROLEUM:Y
SITE NAME:R T Lee Construction DATE REPORTED :07/01/91
ADDRESS:7200 Hellman Ave DATE CONFIRMED:07/01/91
CITY/ZIP:Corona 91720 CATEGORY:R

SITE STATUS

CASE TYPE:S	CONTRACT STATUS:9	EMERGENCY RESP:	
RP SEARCH: S	DATE UNDERWAY:07/01/91	DATE COMPLETED:07/08/91	
PRELIMINARY ASMNT:C	DATE UNDERWAY:07/01/91	DATE COMPLETED:09/24/91	
REM INVESTIGATION:	DATE UNDERWAY:	DATE COMPLETED:	
REMEDIAL ACTION: C	DATE UNDERWAY:12/10/91	DATE COMPLETED:03/16/92	
POST RA MON: C	DATE UNDERWAY:03/16/92	DATE COMPLETED:08/10/92	
ENFORCEMENT ACT: Y	TYPE:1	DATE TAKEN:	07/08/91
LUFT FIELD MANUAL CONSID:24HSCA			
CLOSED:Y		DATE CLOSED:	08/26/92
DATE EXCAVATION STARTED:01/23/92	REMEDIAL ACTIONS TAKEN:ET,IT		

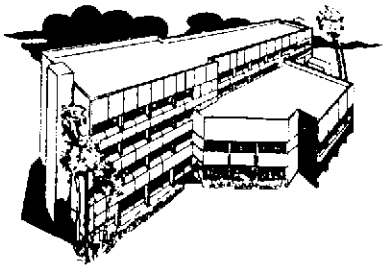
RESPONSIBLE PARTY

RP#1-CONTACT NAME:Dan Hall
COMPANY NAME:R T Lee Construction
ADDRESS:7200 Hellman Ave
CITY/STATE:Corona CA 91720
PHONE:(714) 737-7330

RP#2-CONTACT NAME:
COMPANY NAME:
ADDRESS:
CITY/STATE:
PHONE:

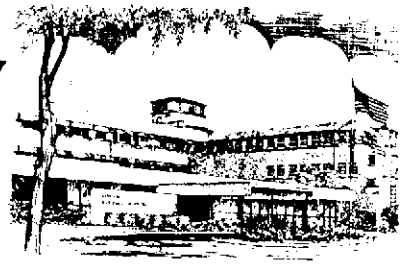
RP#3-CONTACT NAME:
COMPANY NAME:
ADDRESS:
CITY/STATE:
PHONE:

RP#4-CONTACT NAME:
COMPANY NAME:
ADDRESS:
CITY/STATE:
PHONE:



COUNTY OF RIVERSIDE
HEALTH SERVICES AGENCY
9851 Magnolia • Riverside, CA 92503

KENNETH B. COHEN
Director
(714) 358-7808



August 26, 1992

Site 91-579

Mr. Dan Hall
R.T. Lee Construction
7200 Hellman Avenue
Corona, CA 91720

Dear Mr. Hall:

Subject: 7200 Hellman Avenue, Corona, California 91720

This letter confirms the completion of site investigation and remedial action for the underground storage tanks at the above site. With the provision that the information provided to this agency was accurate and representative of existing conditions, it is the position of this office that no further action is required at this time.

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Additionally, be advised that changes in the present or proposed use of the site may require further site characterization and mitigation activity. It is the property owner's responsibility to notify this agency of any changes in report content, future contamination findings, or site usage.

If you have any questions regarding this matter, contact this office at (714) 358-5055.

Sincerely,

Doug Thompson
Hazardous Materials Specialist

DT:cjm

cc: SWRCB
RWQCB

BACTERIOLOGY
WATER TESTING
HAZARDOUS WASTE TESTING
CALIF. DHS CERTIFIED

LABORATORIES
3215 CHICAGO AVENUE, RIVERSIDE

E.S. BABCOCK & SONS, INC.
ESTABLISHED 1906

714/684-1881
FAX 714/684-9738

P.O. BOX 432
RIVERSIDE, CA 92502

07/30/92

To: R.T. Lee Construction
7200 Hellman Ave.
Corona, CA 91720
Attn: Dan Hall

Lab No.	920710-699
Invoice No.	84182

Sample Marked:
Site #91-579
DH71092-4
N.W. Quad
Soil

Submitted	Sampled
D.Hall	D.Hall
07/10/92	07/10/92
11:58	09:30

Chain of Custody on file: Y

Parameter Name	Results	Parameter Name	Results
EPA 418.1 - soil extension		EPA 8020/Volatile Aromatics	
Total Petroleum Hydrocarbons	21 mg/kg	-Benzene	ND µg/kg
Practical Quantitation Limit	10 mg/kg	-Toluene	ND µg/kg
		-Ethyl Benzene	ND µg/kg
CA LUFT Procedure		-Xylenes (total)	ND µg/kg
Total Volatile Petroleum		Practical Quantitation Limit	5 µg/kg
Hydrocarbons (Gasoline)*	ND mg/kg		
Practical Quantitation Limit	10 mg/kg		

* Often called "8015"

Date analysis completed: 07/23/92

Notes: ND = None Detected at PQL.

cc: Riv. Co. Haz. Mat.
D. Thompson

Edward S. Babcock & Sons, Inc.

Allison Mackey

BACTERIOLOGY
WATER TESTING
HAZARDOUS WASTE TESTING
CALIF. DHS CERTIFIED

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ESTABLISHED 1906

714/684-1881
FAX 714/684-9738

P.O. BOX 432
RIVERSIDE, CA 92502

07/30/92

To: R.T. Lee Construction
7200 Hellman Ave.
Corona, CA 91720
Attn: Dan Hall

Lab No.	920710-698
Invoice No.	84182

Sample Marked:
Site #91-579
DH71092-3
N.E. Quad
Soil

Submitted	Sampled
D.Hall	D. Hall
07/10/92	07/10/92
11:58	09:30

Chain of Custody on file: Y

Parameter Name	Results	Parameter Name	Results
EPA 418.1 - soil extension		EPA 8020/Volatile Aromatics	
Total Petroleum Hydrocarbons	29 mg/kg	·Benzene	ND µg/kg
Practical Quantitation Limit	10 mg/kg	·Toluene	ND µg/kg
		Ethyl Benzene	ND µg/kg
CA LUFT Procedure		·Xylenes (total)	ND µg/kg
Total Volatile Petroleum		Practical Quantitation Limit	5 µg/kg
Hydrocarbons (Gasoline)*	ND mg/kg		
Practical Quantitation Limit	10 mg/kg		

* Often called "8015"

Date analysis completed: 07/23/92

Notes: ND = None Detected at PQL.

cc: Riv. Co. Haz. Mat.
D. Thompson

Edward S. Babcock & Sons, Inc.

BACTERIOLOGY
WATER TESTING
HAZARDOUS WASTE TESTING
CALIF. DHS CERTIFIED

LABORATORIES
3215 CHICAGO AVENUE, RIVERSIDE

E.S. BABCOCK & SONS, INC.
ESTABLISHED 1906

714/684-1881
FAX 714/684-9738

P.O. BOX 432
RIVERSIDE, CA 92502

07/30/92

To: R.T. Lee Construction
7200 Hellman Ave.
Corona, CA 91720
Attn: Dan Hall

Lab No.	920710-697
Invoice No.	84182

Sample Marked:
Site #91-579
DH71092-2
S.E. Quad
Soil

Submitted	Sampled
D.Hall	D.Hall
07/10/92	07/10/92
11:58	09:30

Chain of Custody on file: Y

Parameter Name	Results	Parameter Name	Results
EPA 418.1 - soil extension		EPA 8020/Volatile Aromatics	
Total Petroleum Hydrocarbons	25 mg/kg	·Benzene	ND µg/kg
Practical Quantitation Limit	10 mg/kg	·Toluene	ND µg/kg
		·Ethyl Benzene	ND µg/kg
CA LUFT Procedure		·Xylenes (total)	ND µg/kg
Total Volatile Petroleum		Practical Quantitation Limit	5 µg/kg
Hydrocarbons (Gasoline)*	ND mg/kg		
Practical Quantitation Limit	10 mg/kg		

* Often called "8015"

Date analysis completed: 07/23/92

Notes: ND = None Detected at PQL.

cc: Riv. Co. Haz. Mat.
D. Thompson

Edward S. Babcock & Sons, Inc.

BACTERIOLOGY
WATER TESTING
HAZARDOUS WASTE TESTING
CALIF. DHS CERTIFIED

LABORATORIES
3215 CHICAGO AVENUE, RIVERSIDE

E.S. BABCOCK & SONS, INC.
ESTABLISHED 1906

714/684-1881
FAX 714/684-9738

P.O. BOX 432
RIVERSIDE, CA 92502

07/30/92

To: R.T. Lee Construction
7200 Heilman Ave.
Corona, CA 91720
Attn: Dan Hall

Lab No. 920710-696
Invoice No. 84182

Sample Marked:
Site #91-579
DH71092-1
S.W. Quad
Soil

Submitted	Sampled
D.Hall	D.Hall
07/10/92	07/10/92
11:58	09:30

Chain of Custody on file: Y

Parameter Name	Results	Parameter Name	Results
EPA 418.1 - soil extension		EPA 8020/Volatile Aromatics	
Total Petroleum Hydrocarbons	45 mg/kg	Benzene	ND µg/kg
Practical Quantitation Limit	10 mg/kg	Toluene	ND µg/kg
		Ethyl Benzene	ND µg/kg
CA LUFT Procedure		Xylenes (total)	ND µg/kg
Total Volatile Petroleum		Practical Quantitation Limit	5 µg/kg
Hydrocarbons (Gasoline)*	ND mg/kg		
Practical Quantitation Limit	10 mg/kg		

* Often called "8015"

RECEIVED

AUG 03 1992

County of ...
Health Services Agency
Department of Environmental Health
Hazardous Materials Management Branch

Date analysis completed: 07/23/92

Notes: ND = None Detected at PQL.

cc: Riv. Co. Haz. Mat.
D. Thompson

Edward S. Babcock & Sons, Inc.

Allison Mackey

E.S. BABCOCK & SONS, INC.

3215 Chicago Avenue
Riverside, CA 92507

(714) 684-1881

737-7530

CHAIN OF CUSTODY RECORD

R.T. Lee Construction

Lab #s: 920710-696-699 Invoice No. 84182

Project No.	Project Name / Location
Site # 91-579	R.T. Lee Const. Co., 7200 Hallman ave. Corona, Ca. 91720

Samplers: (signature) Don Hall

Description	Sampled Date	Sampled Time	Determination Requested: 9016 Gas	6020	418.1	Number of Containers	Condition of Sample: Sealed	Chilled	Preserved	Remarks
DH71092-1 S.W Quad	7/10/92	9:30AM	X	X	X	1	Y	Y	N	Evid tape intact
DH71092-2 S.E. Quad	7/10/92	9:30AM				1	Y	Y	N	
DH71092-3 N.E. Quad	7/10/92	9:30AM				1	Y	Y	N	
DH71092-4 N.W. Quad	7/10/92	9:30AM				1	Y	Y	N	

CC: Riv. Co. Haz. Mat. Attn: Doug Thompson

Relinquished By:	Date/Time	Received By:	Relinquished By:	Date/Time	Received By:
Don Hall	7/10/92 1158				
Relinquished By:	Date/Time	Received By:	Received For Lab By: C. Vega	Date / Time 7/10/92 1158	

846

A Geological Systems
Evaluation Company

August 7, 1991

County of Riverside
Department of Health
P. O. Box 7600
Riverside, CA 92513-7600

Attn: Mr. Doug Thompson

Re: R.T. Lee Construction
7200 Hellman Avenue
Corona, CA 91710
Chino Sub-surface
Investigation
Site 91-579

As a Phase I attempt to delineate the vertical and horizontal limits of contamination that was revealed during the recent tank removal project. We propose to drill and sample a series of Soil Quality Assessment Borings (SQAB) at stratigic locations.

PROPOSED WORK PLAN:

1. Drill five (5) initial soil quality assessment borings, each to a depth of 40 ft. or to the capillary/vadose zone interface (Figure 1). If the indication of product contamination are present, additional borings will be successively off-set until there are no indications of product contamination and a lateral and horizontal delineation of the contaminant plume has been attained.

2. Undisturbed soil samples will be obtained during the drilling from each 5 ft. depth increment commencing with 10' Below Land Surface (BLS). A sample tube at each increment will be monitored for vapor content in a closed container using an organic vapor analyzer (OVA) If the concentration as measured using the OVA is greater than 50 ppm and/or if indications of product contamination are present, those borings will be deepened in 5 ft. depth increments until there are no indications of product contamination or until the capillary/vadose zone interface is encountered.

2 17 South Waterman Avenue • San Bernardino California 92408 • Telephone 714 • 885 • 407 Fax 714 • 885 • 7037
Contractors License A-553388 B&C57-555724

3. Samples will be sealed with teflon, capped, labeled, refrigerated and transported to a California DHS Certified Laboratory within a chain of custody documentation for chemical analysis utilizing EPA 8015 modified for gasoline and EPA 418.1 TPH.

4. The borings will be drilled with a Mobile B-53 hollow stem auger drill assembly. The soil samples will be obtained using a split tube sampler with brass tube inserts. A clean auger and cutter head will be used for each boring and all sampling equipment will be thoroughly washed and rinsed between each sample drive.

5. All drill cuttings will be stockpiled on-site with the contaminated spoils generated during the tank removal. These spoils will be on and covered with visquene.

6. All borings will be backfilled and sealed with bentonite or a volclay grout slurry at the conclusion of drilling.

7. A trained sample technician/geologist, certified by a Registered California Geologist, will compile a boring log during the drilling. The boring log contains lithologic descriptions, appropriate U.S.C.S. designations and OVA readings. The person responsible for the drilling will possess a current C-57 California Well Driller's License.

8. A technical report will be compiled which will fully describe the drilling, evaluate the resultant data. This report will be certified by a California Registered Geologist and will also contain recommendations for remediation and/or additional investigations.

9. Groundwater monitoring wells will be proposed, permitted, installed and sampled as a later phase if soils contamination is found to vertically extend to the capillary/vadose zone interface.

10. Indicated depth to groundwater is about 50 ft. below land surface (Hydrology).

11. The regulatory agency will be notified five working days before commencing work.

Should you have questions regarding any of the above information, please contact the undersigned at 714-885-7072.

Donald R. Chance
Senior Project Director
California Registered
Environmental Assessor No.00203

DC/rm

R.T. LEE CONSTRUCTION CO.
7200 HELLMAN AVE.
CHINO, CA.

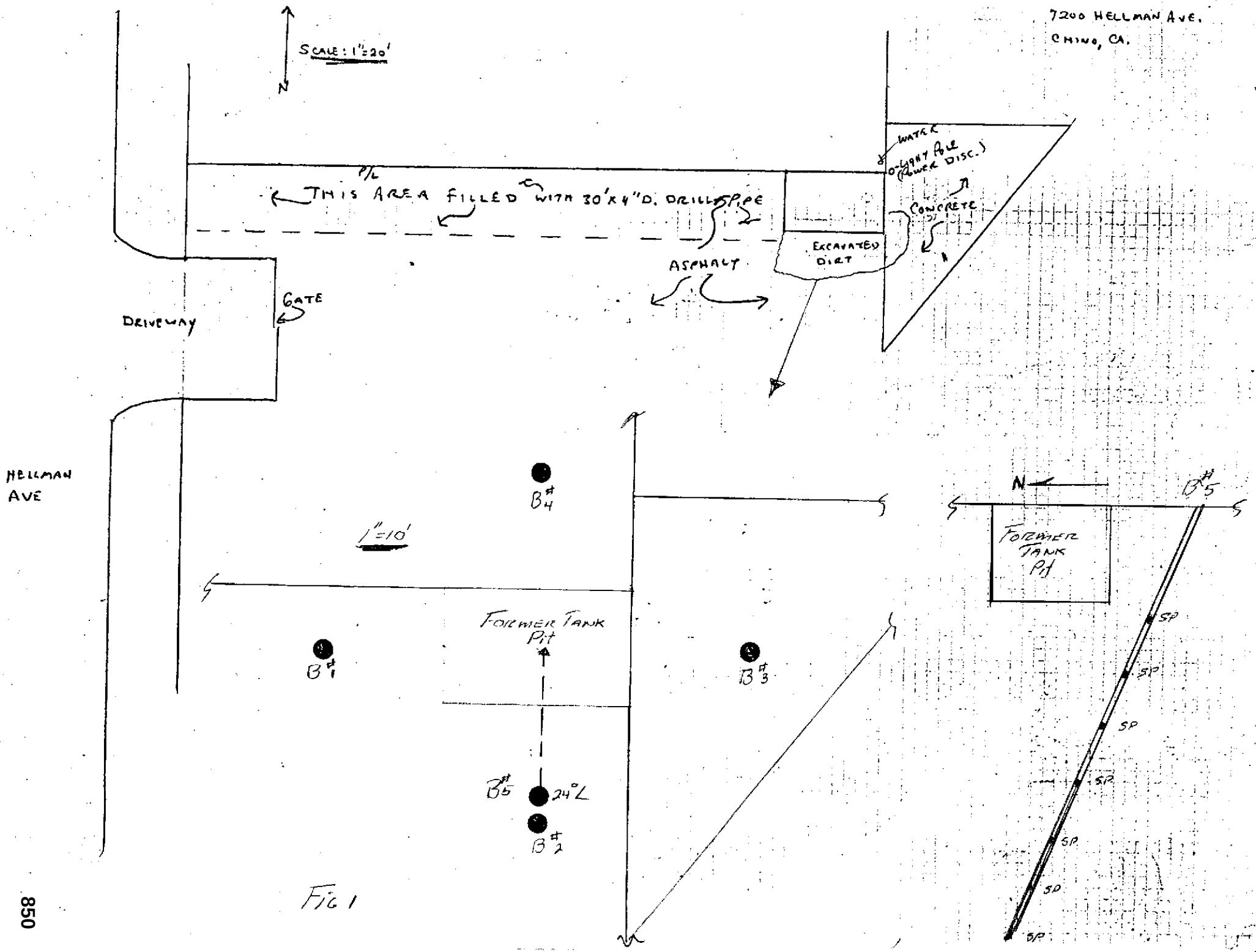


FIG 1

850

HYDROGEOLOGY
of
7200 Hellman Avenue
Chino, California

SITE LOCATION AND GEOGRAPHY:

The investigation site is located in the Chino sub-basin of the Upper Santa Ana Valley The Chino Sub Unit is bounded on the north by the San Gabriel Mountains, on the northeast and east by the San Jacinto Fault, on the northwest by the San Jose Hills, on the west by the Chino Hills, and on the south by the bedrock hills of the northern Peninsular Ranges (see Figure 1, Generalized Geologic map). The site is located at 7200 Hellman Avenue and is about 1/4 mile south of the intersection of Hellman and Pine Avenue (see Figure 2, Site Location). The elevation at the site is approximately 585 feet above mean sea level. Local topography is without significant relief but the land surface slopes generally down toward the south with a gradient of about 30 feet per mile. The major drainage in the area is the Santa Ana River which is located about 2 1/2 miles south of the site. The upper limit of the Prado Dam Flood Control Basin is along the 543 foot elevation line which approaches within 1/2 mile of the property (see Figure 3, Corona North 7 1/2 minute Quadrangle map).

DEPTH TO GROUND WATER:

Bulletin No. 15 of the California Department of Water Resources, Santa Ana River Investigation, (1959), indicates the depth to ground water in the vicinity of the investigation site to be between 25 and 50 feet below the land surface (see Figure 4, Lines of Equal Depth to Ground Water, Fall 1951). The U.S. Geological Survey Miscellaneous Field Studies Map No. MF-1802, Contour Map Showing Minimum Depth to Ground Water, Upper Santa Ana River Valley, California, 1973-1979, (1985), indicates the depth to the ground water in the vicinity of the investigation site to be about 50 feet (see Figure 5, Minimum Depth to Ground Water).

GROUND WATER GRADIENT AND DIRECTION OF FLOW:

The ground water gradient and direction of flow of ground water in the Upper Santa Ana Basin is often constrained by fault lines trending across the alluvial basin or by buried bedrock prominences. The fault lines generally parallel the major fault systems that dominate the geology of Southern California. The combination of fault barriers and buried bedrock knobs divides the Upper Santa Ana Basin into a number of sub-basins within which the direction of ground water flow and the gradient of the ground water table can differ greatly.

The investigation site is located in the southern portion of the Chino Sub-basin where the direction of ground water flow generally follows the surface topography, that is, down toward the south. The gradient of the ground water table is less steep than the land surface so that the depth to ground water below the surface tends to increase as one goes northerly toward the base of the San Gabriel Mountains, and tends to decrease as one goes southerly toward the Santa Ana River. The gradient of the ground water table in the vicinity of the investigation site is about 25 feet per mile down to the south (see Figure 6, Lines of Equal Elevation of Ground Water, Fall 1951).

The hydrologic system of the Chino Basin was investigated by J.J. French in the U.S.G.S. Water Supply Paper 1999-G, Ground Water Outflow from Chino Basin, Upper Santa Ana Valley, Southern California, (1972). Virtually all of the ground water in the Chino Sub-basin flows southerly toward the water gap cut by the Santa Ana River through the Santa Ana Mountains . Faults along the eastern base of the Puente Hills and the older impermeable sedimentary rocks making up the Puente Hills diverts water flow toward the south. The bedrock hills of the northern Peninsular Ranges confines the water along the southern boundary, See Figure 7, General Direction of Ground Water Movement).

DESCRIPTION OF THE SOIL PROFILE:

The investigation site is located in the Chino Sub-basin of the Upper Santa Ana Basin and is surrounded locally by highlands. The dominant sediment in this part of the basin is comprised of continental clastic material derived mainly from the San Gabriel Mountains. The total thickness of sediment overlying the

PreTertiary basement is between 1000 and 1500 feet. The uppermost 500 to 600 feet of this sediment is considered to be water-bearing sediment. The Chino Sub-basin deepens to the west of the investigation site to a maximum of 5000 to 6000 feet. Some marine sediments have been preserved in the deeper parts of the basin and limited oil production has been established along the section disturbed by the Chino Fault which bounds the basin along the west (see Figures 8 and 9, Geologic Section A-A') .

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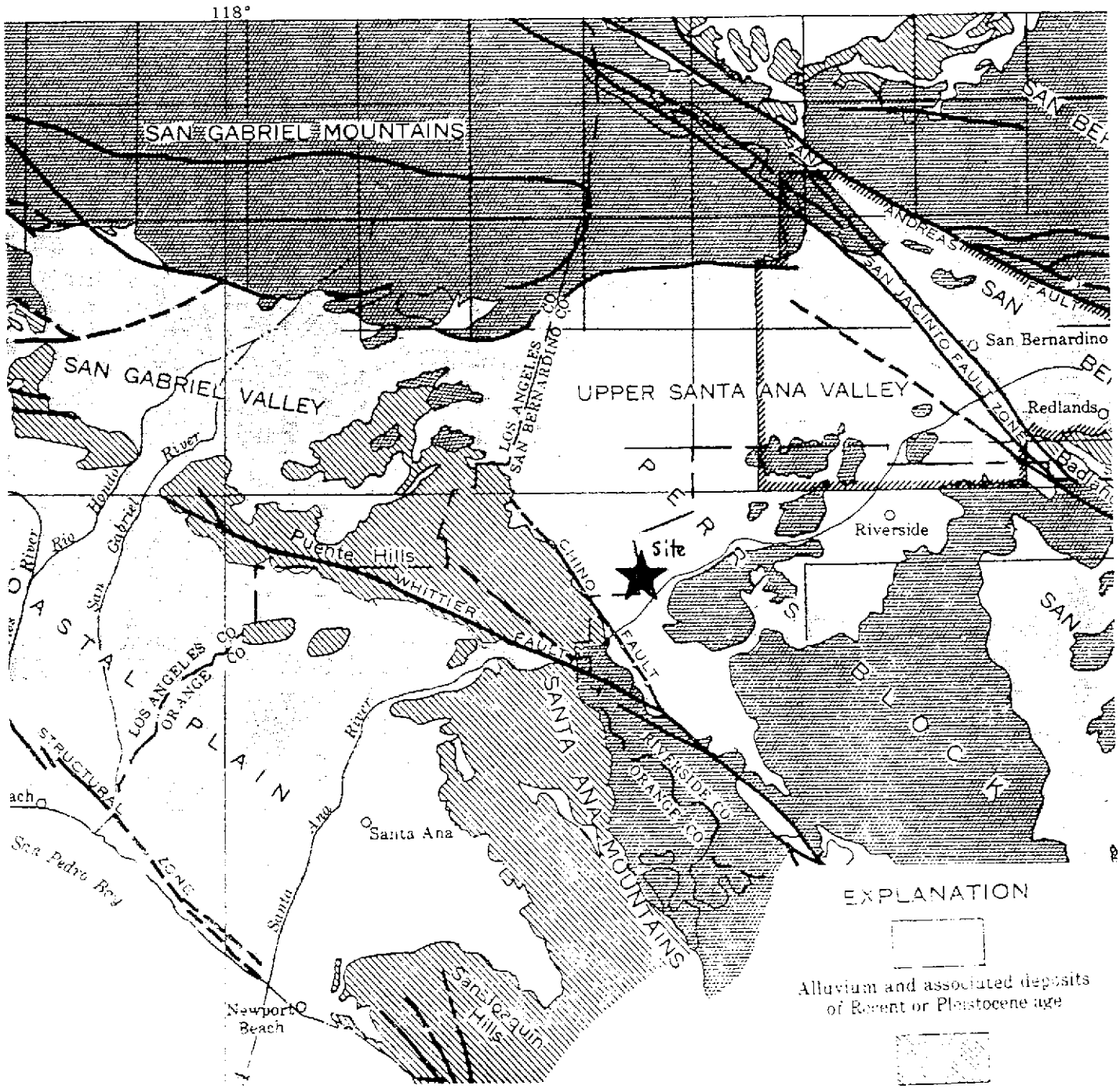


FIGURE 1

GENERALIZED GEOLOGIC MAP

Scale 1:500,000

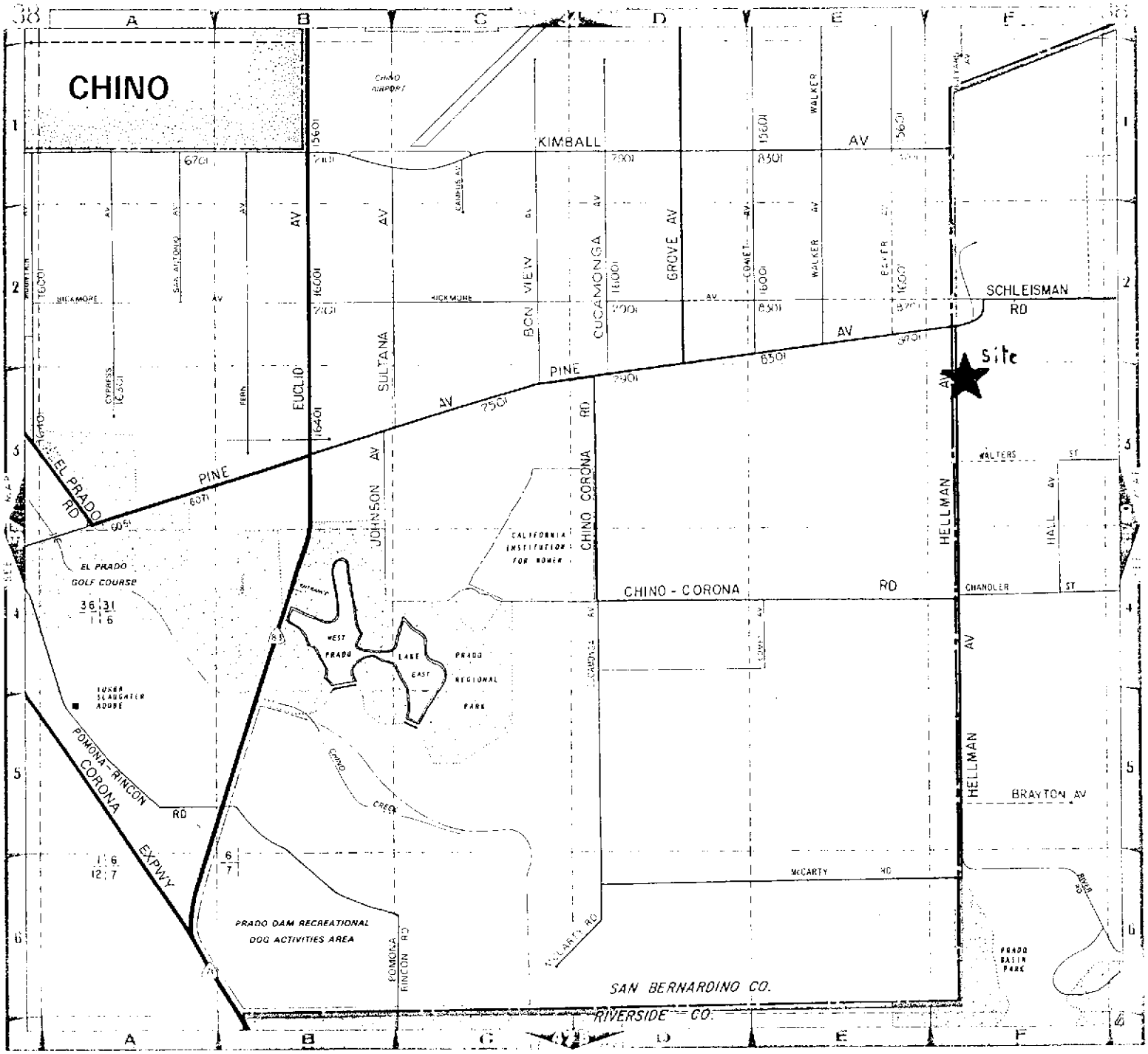


Figure 2

Site Location

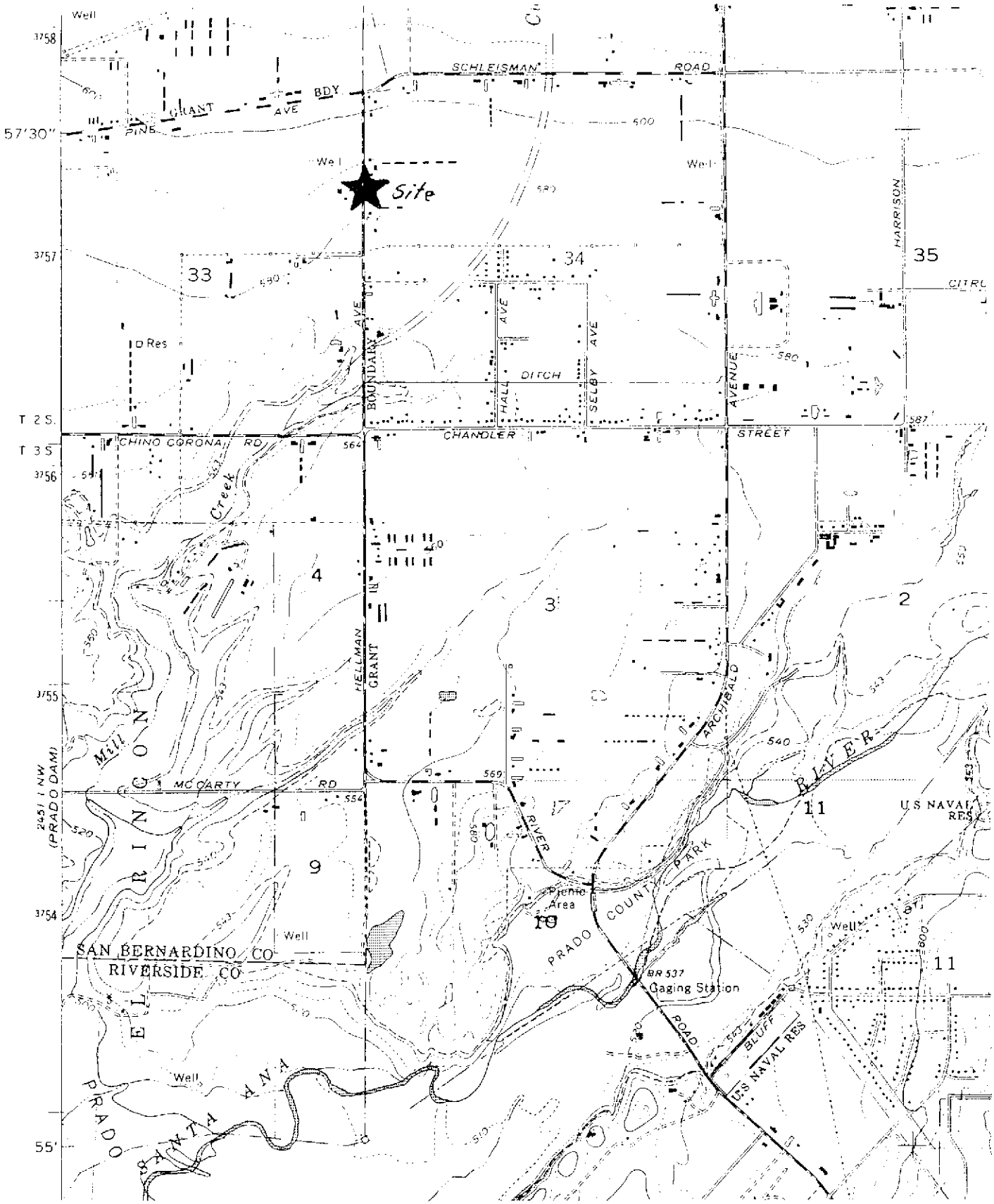
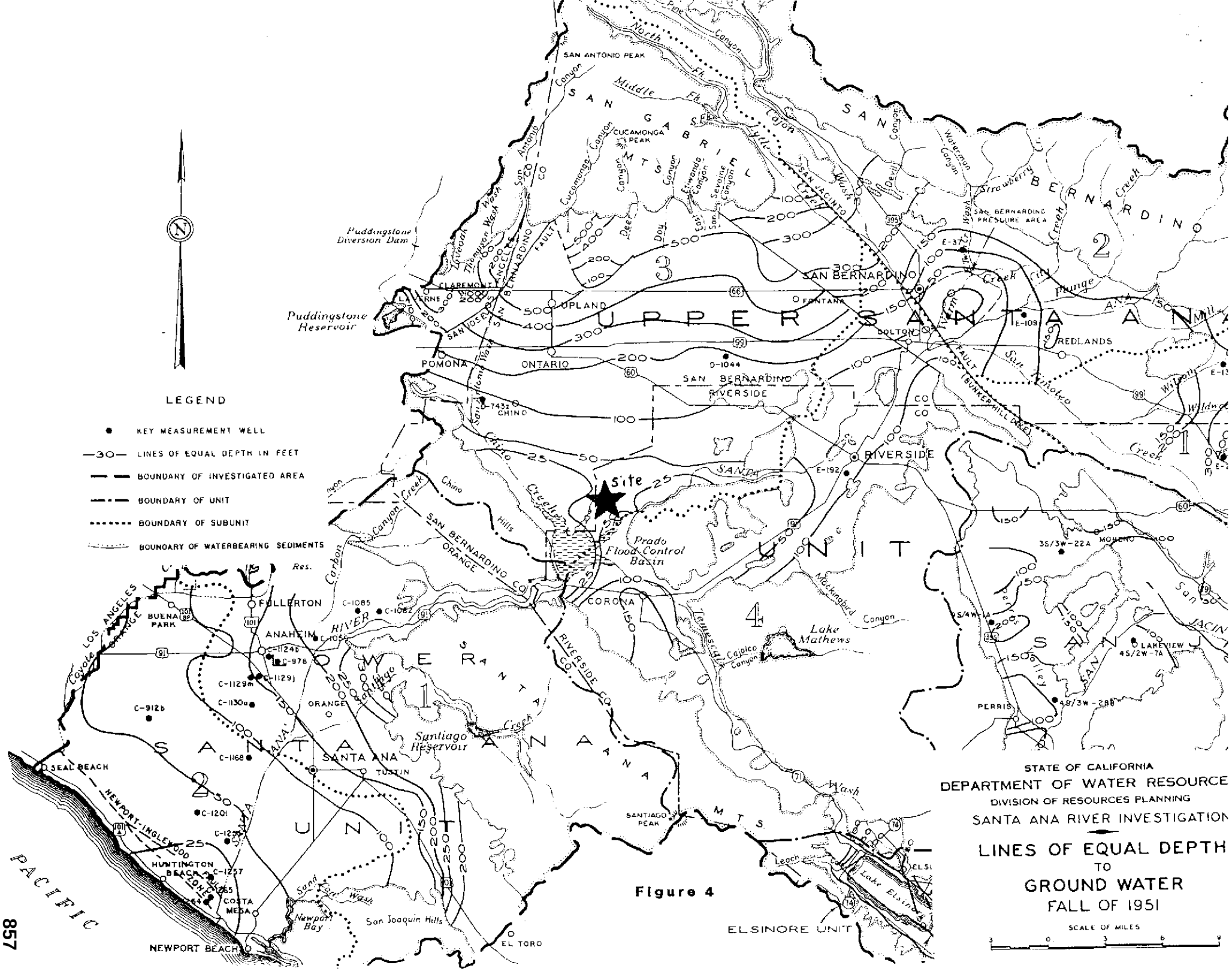


Figure 3

Corona North


LEGEND
KEY MEASUREMENT WELL
30 LINES OF EQUAL DEPTH IN FEET
BOUNDARY OF INVESTIGATED AREA
BOUNDARY OF UNIT
BOUNDARY OF SUBUNIT
BOUNDARY OF WATERBEARING SEDIMENTS
SAN ANTONIO PEAK
CUCAMONGA PEAK
SAN GABRIEL MTS.
SAN BERNARDINO MTS.
Puddingstone Diversion Dam
Puddingstone Reservoir
SAN ANDREAS FAULT
SAN JACINTO FAULT
CLAREMONT
LA VERNE
UPLAND
FONTANA
SAN BERNARDINO
COLTON
REDLANDS
POMONA
ONTARIO
CHINO
RIVERSIDE
SAN BERNARDINO RIVERSIDE CO
BUNKER HILL DIKE
Site
Prado Flood Control Basin
CORONA
Lake Mathews
Santiago Reservoir
FULLERTON
BUENA PARK
ANAHEIM
ORANGE
SANTA ANA
TUSTIN
SEAL BEACH
HUNTINGTON BEACH
COSTA MESA
NEWPORT BEACH
Newport Bay
San Joaquin Hills
EL TORO
SANTIAGO PEAK
ELSINORE UNIT
PERRIS
LAKEVIEW
MORENO
PACIFIC
UPPER SANTA ANA UNIT
LOWER SANTA ANA UNIT
SANTA ANA UNIT
1
2
3
4
Figure 4
STATE OF CALIFORNIA
DEPARTMENT OF WATER RESOURCES
DIVISION OF RESOURCES PLANNING
SANTA ANA RIVER INVESTIGATION
LINES OF EQUAL DEPTH
TO
GROUND WATER
FALL OF 1951
SCALE OF MILES

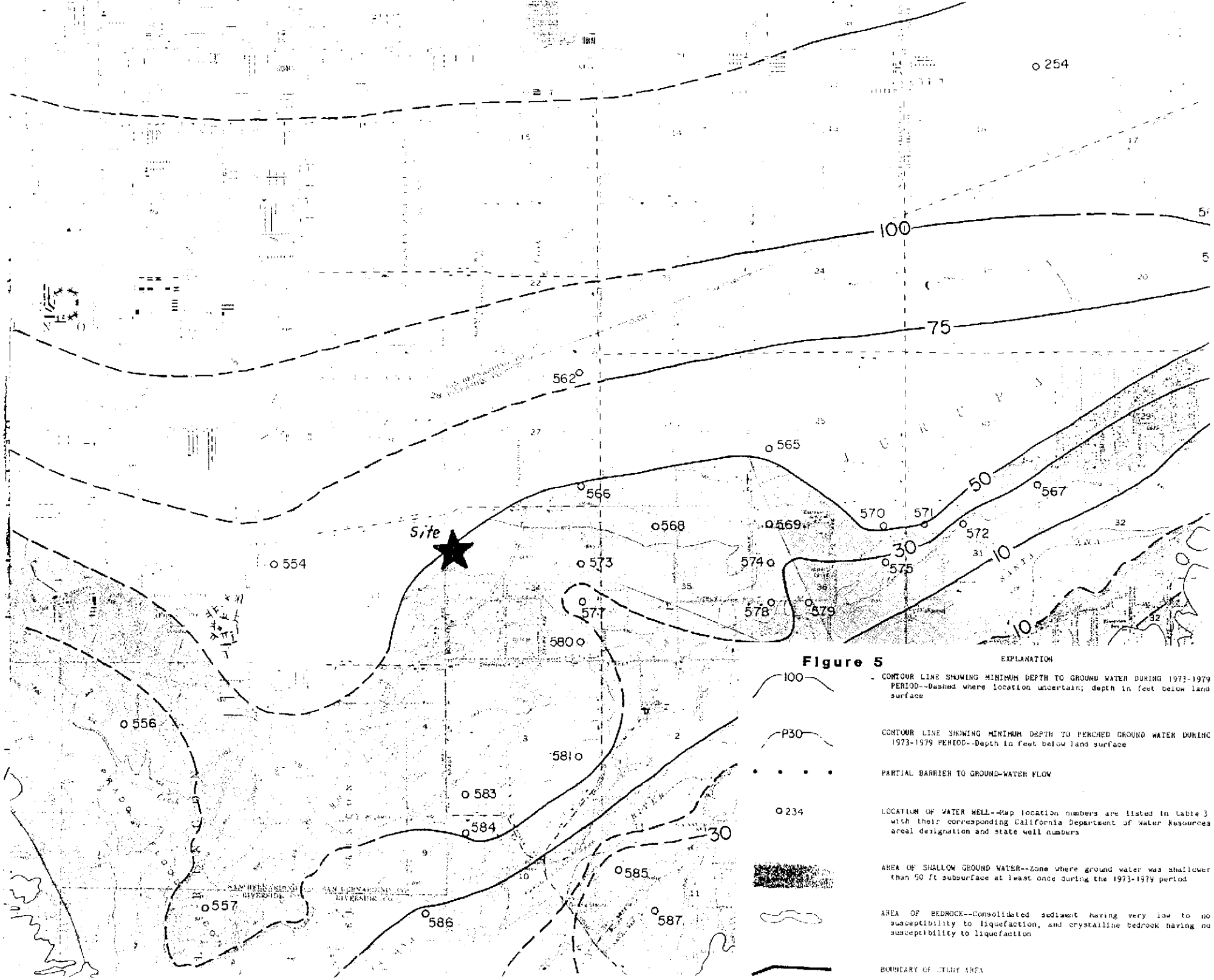

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EXPLANATION
100
CONTOUR LINE SHOWING MINIMUM DEPTH TO GROUND WATER DURING 1973-1979 PERIOD--Dashed where location uncertain; depth in feet below land surface
P30
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234
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BOUNDARY OF STUDY AREA

Figure 5

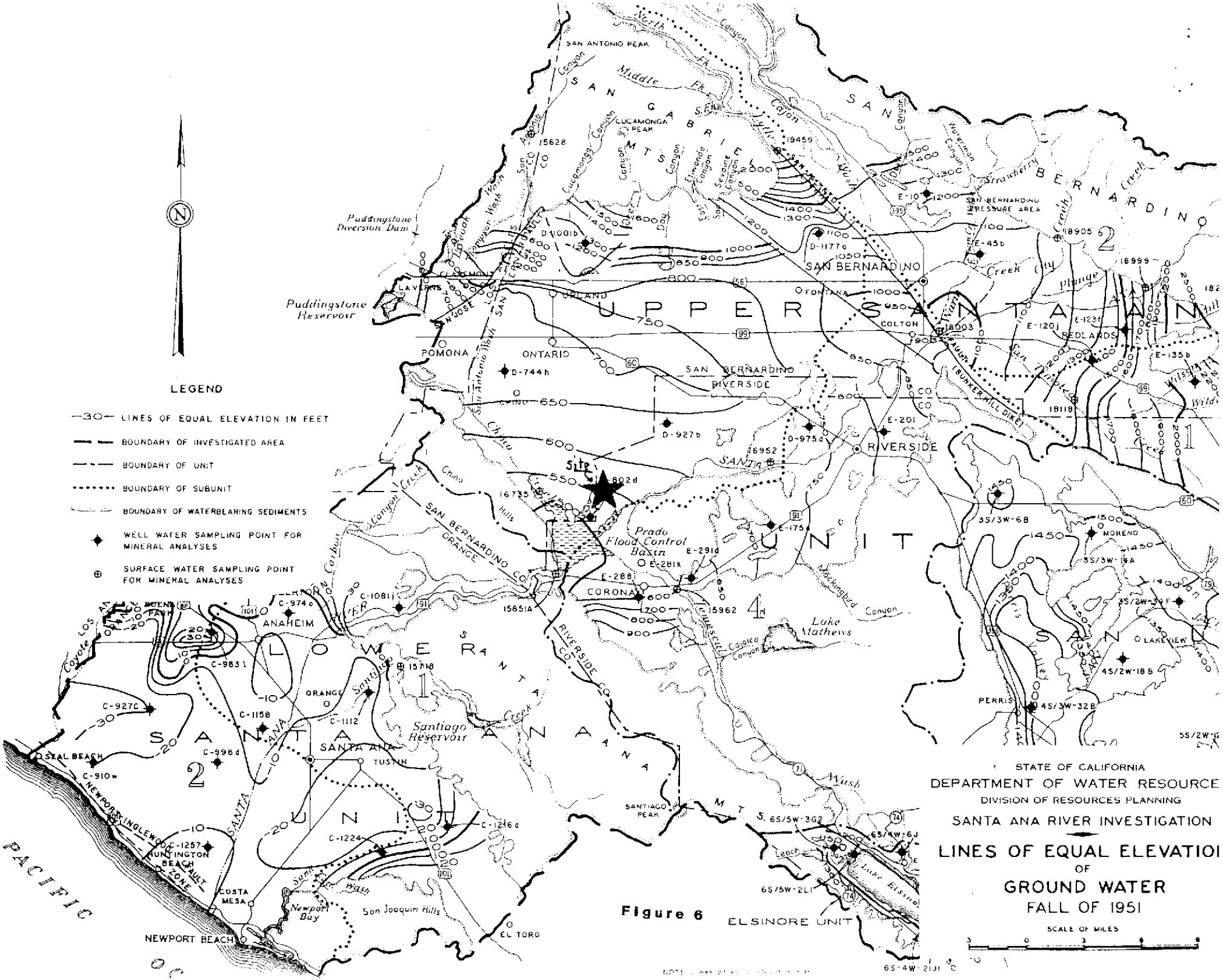

LEGEND
LINES OF EQUAL ELEVATION IN FEET
BOUNDARY OF INVESTIGATED AREA
BOUNDARY OF UNIT
BOUNDARY OF SUBUNIT
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STATE OF CALIFORNIA
DEPARTMENT OF WATER RESOURCES
DIVISION OF RESOURCES PLANNING
SANTA ANA RIVER INVESTIGATION
LINES OF EQUAL ELEVATION OF GROUND WATER FALL OF 1951
SCALE OF MILES

Figure 6

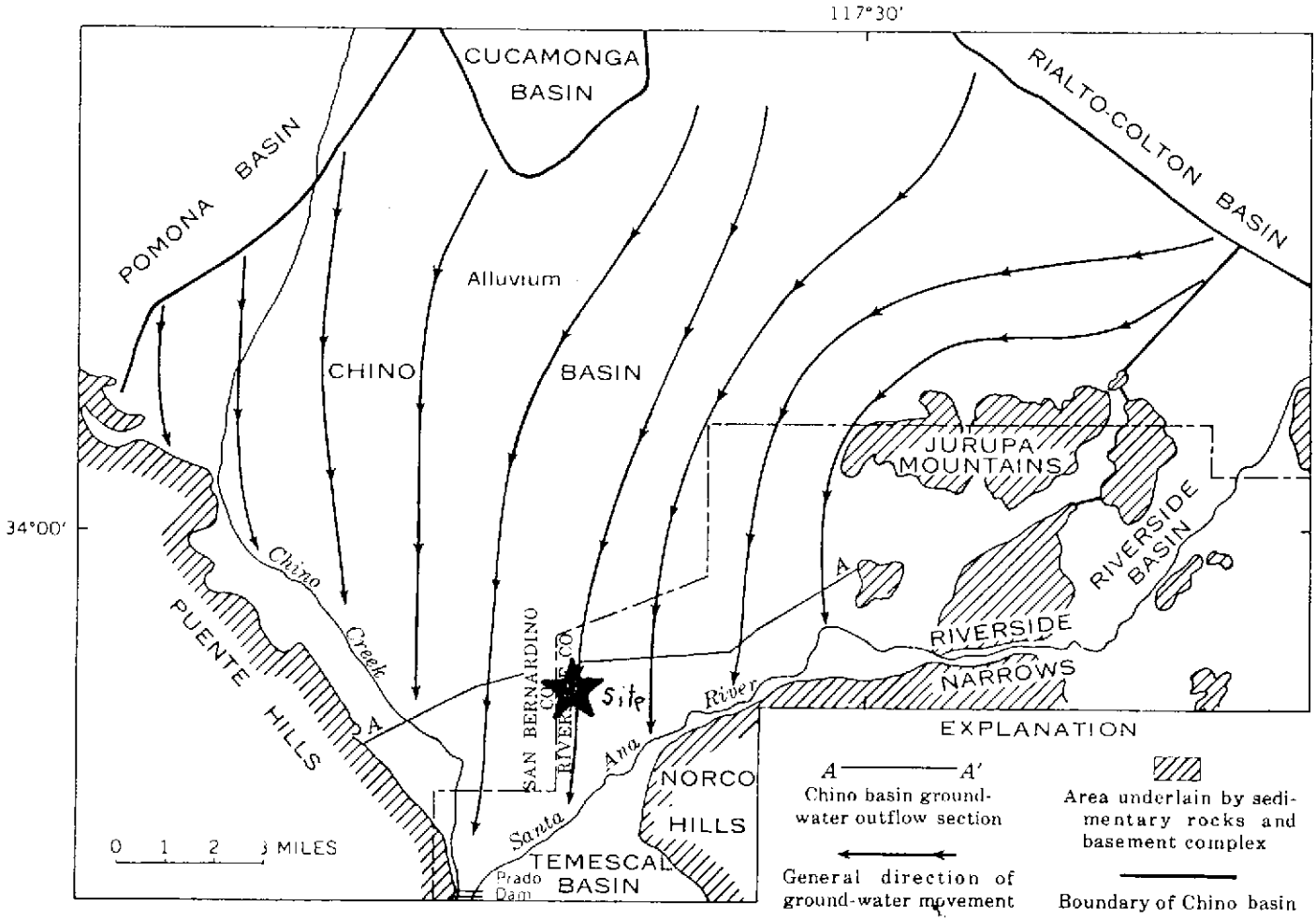
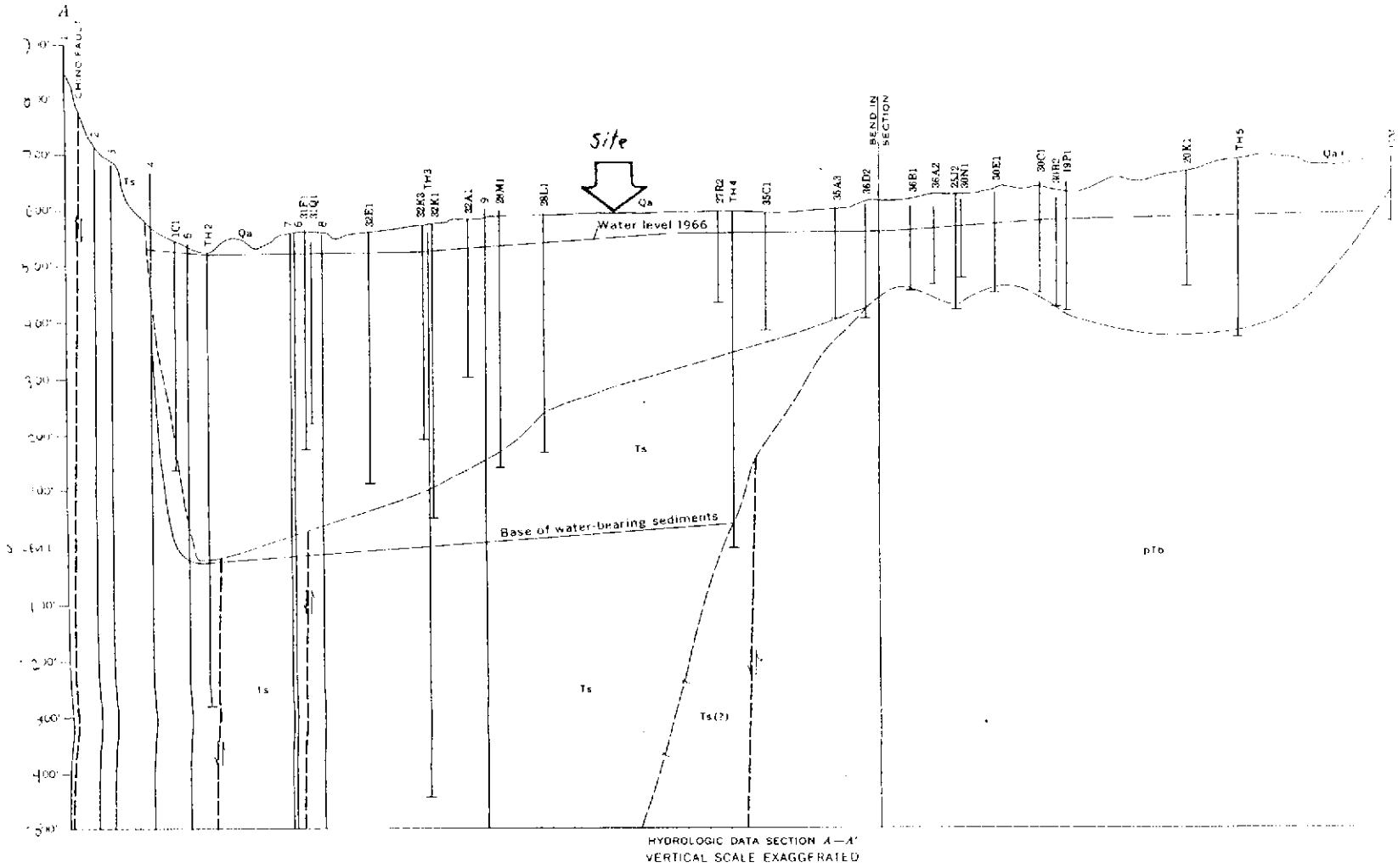


FIGURE 7 General direction of ground-water movement.



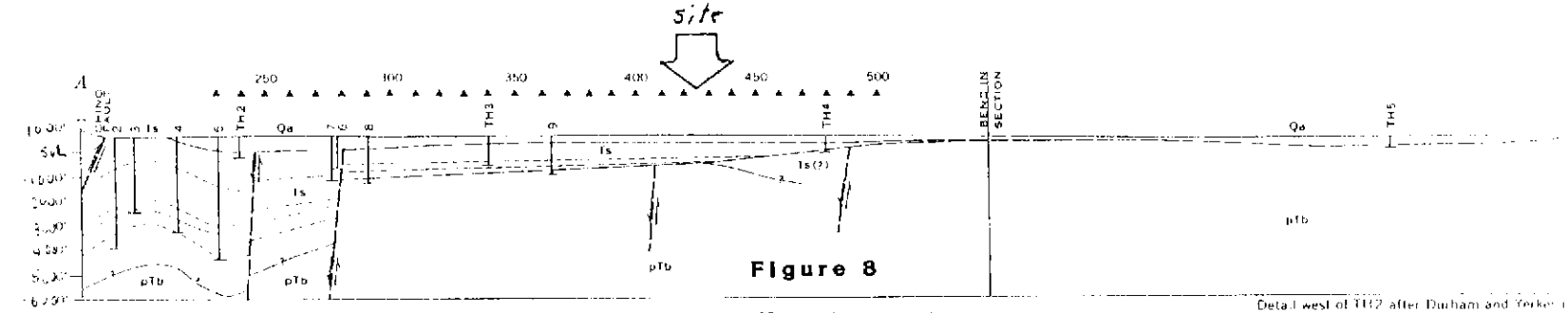


Figure 8

Detail west of TH2 after Durham and Yerkes

PREPARED IN COOPERATION WITH THE
SAN BERNARDINO COUNTY FLOOD CONTRO

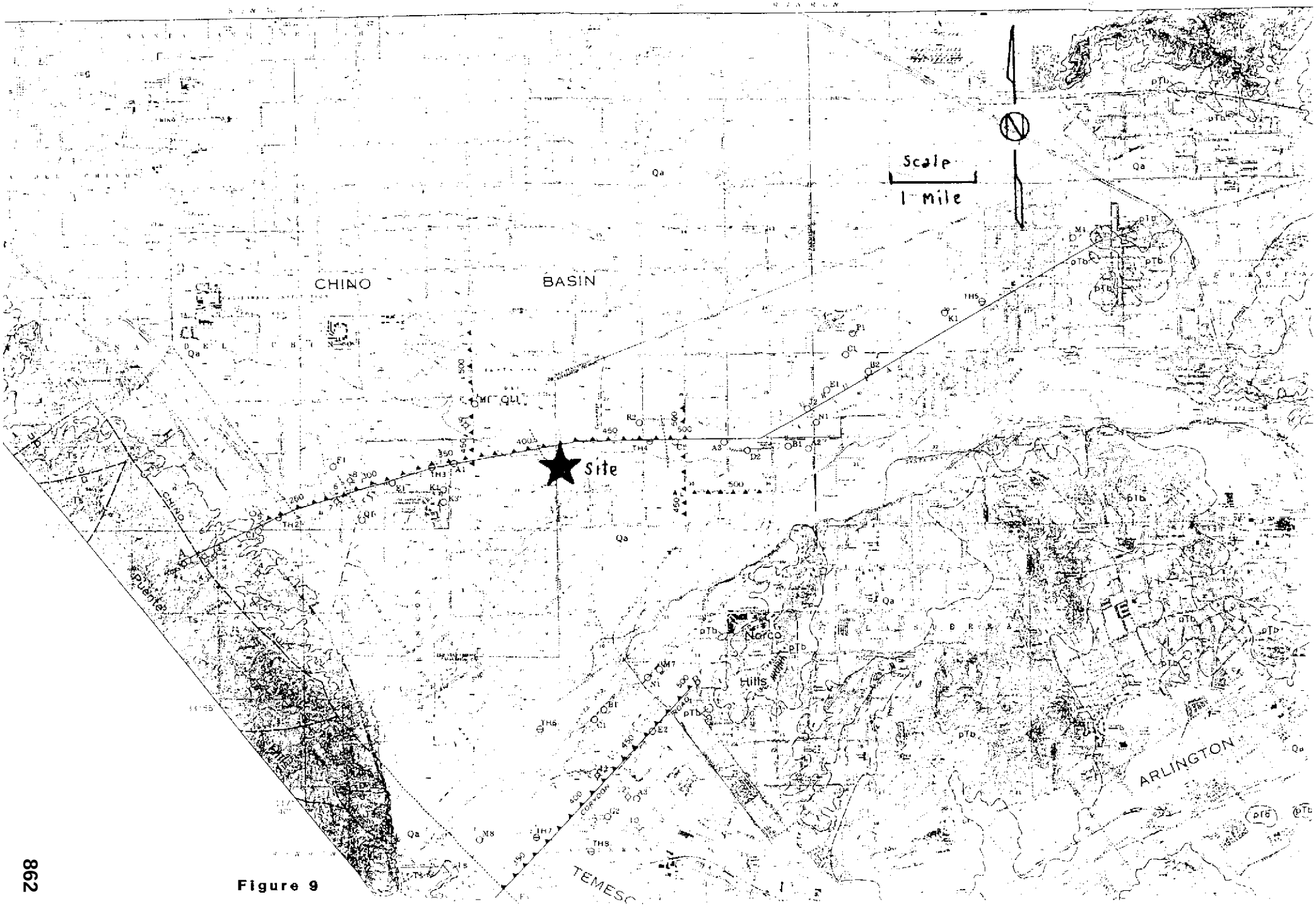
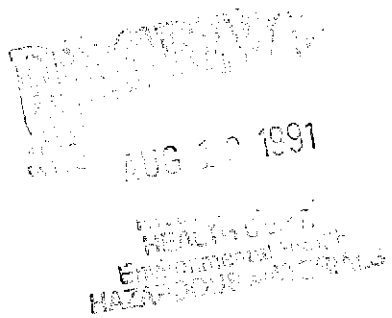


Figure 9


AUG 1 1991

Ecological Systems
Evaluation Company

August 7, 1991

County of Riverside
Department of Health
P. O. Box 7600
Riverside, CA 92513-7600

Attn: Mr. Doug Thompson

Re: R.T. Lee Construction
7200 Hellman Avenue
Corona, CA 91710
Chino Sub-surface
Investigation
Site 91-579

As a Phase I attempt to delineate the vertical and horizontal limits of contamination that was revealed during the recent tank removal project. We propose to drill and sample a series of Soil Quality Assessment Borings (SQAB) at stratigic locations.

PROPOSED WORK PLAN:

1. Drill five (5) initial soil quality assessment borings, each to a depth of 40 ft. or to the capillary/vadose zone interface (Figure 1). If the indication of product contamination are present, additional borings will be successively off-set until there are no indications of product contamination and a lateral and horizontal delineation of the contaminant plume has been attained.

2. Undisturbed soil samples will be obtained during the drilling from each 5 ft. depth increment commencing with 10' Below Land Surface (BLS). A sample tube at each increment will be monitored for vapor content in a closed container using an organic vapor analyzer (OVA) If the concentration as measured using the OVA is greater than 50 ppm and/or if indications of product contamination are present, those borings will be deepened in 5 ft. depth increments until there are no indications of product contamination or until the capillary/vadose zone interface is encountered.

[illegible] Warrington Avenue • [illegible] • California [illegible] • Telephone 714 • 885 • [illegible] • [illegible] • 885 • [illegible]

3. Samples will be sealed with teflon, capped, labeled, refrigerated and transported to a California DHS Certified Laboratory within a chain of custody documentation for chemical analysis utilizing EPA 8015 modified for gasoline and EPA 418.1 TPH.

4. The borings will be drilled with a Mobile B-53 hollow stem auger drill assembly. The soil samples will be obtained using a split tube sampler with brass tube inserts. A clean auger and cutter head will be used for each boring and all sampling equipment will be thoroughly washed and rinsed between each sample drive.

5. All drill cuttings will be stockpiled on-site with the contaminated spoils generated during the tank removal. These spoils will be on and covered with visquene.

6. All borings will be backfilled and sealed with bentonite or a volclay grout slurry at the conclusion of drilling.

7. A trained sample technician/geologist, certified by a Registered California Geologist, will compile a boring log during the drilling. The boring log contains lithologic descriptions, appropriate U.S.C.S. designations and OVA readings. The person responsible for the drilling will possess a current C-57 California Well Driller's License.

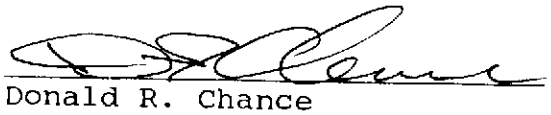
8. A technical report will be compiled which will fully describe the drilling, evaluate the resultant data. This report will be certified by a California Registered Geologist and will also contain recommendations for remediation and/or additional investigations.

9. Groundwater monitoring wells will be proposed, permitted, installed and sampled as a later phase if soils contamination is found to vertically extend to the capillary/vadose zone interface.

10. Indicated depth to groundwater is about 50 ft. below land surface (Hydrology).

11. The regulatory agency will be notified five working days before commencing work.

Should you have questions regarding any of the above information, please contact the undersigned at 714-885-7072.



Donald R. Chance
Senior Project Director
California Registered
Environmental Assessor No.00203

DC/rm

R.T. LEE CONSTRUCTION CO.
7200 HELLMAN AVE.
CHINO, CA.

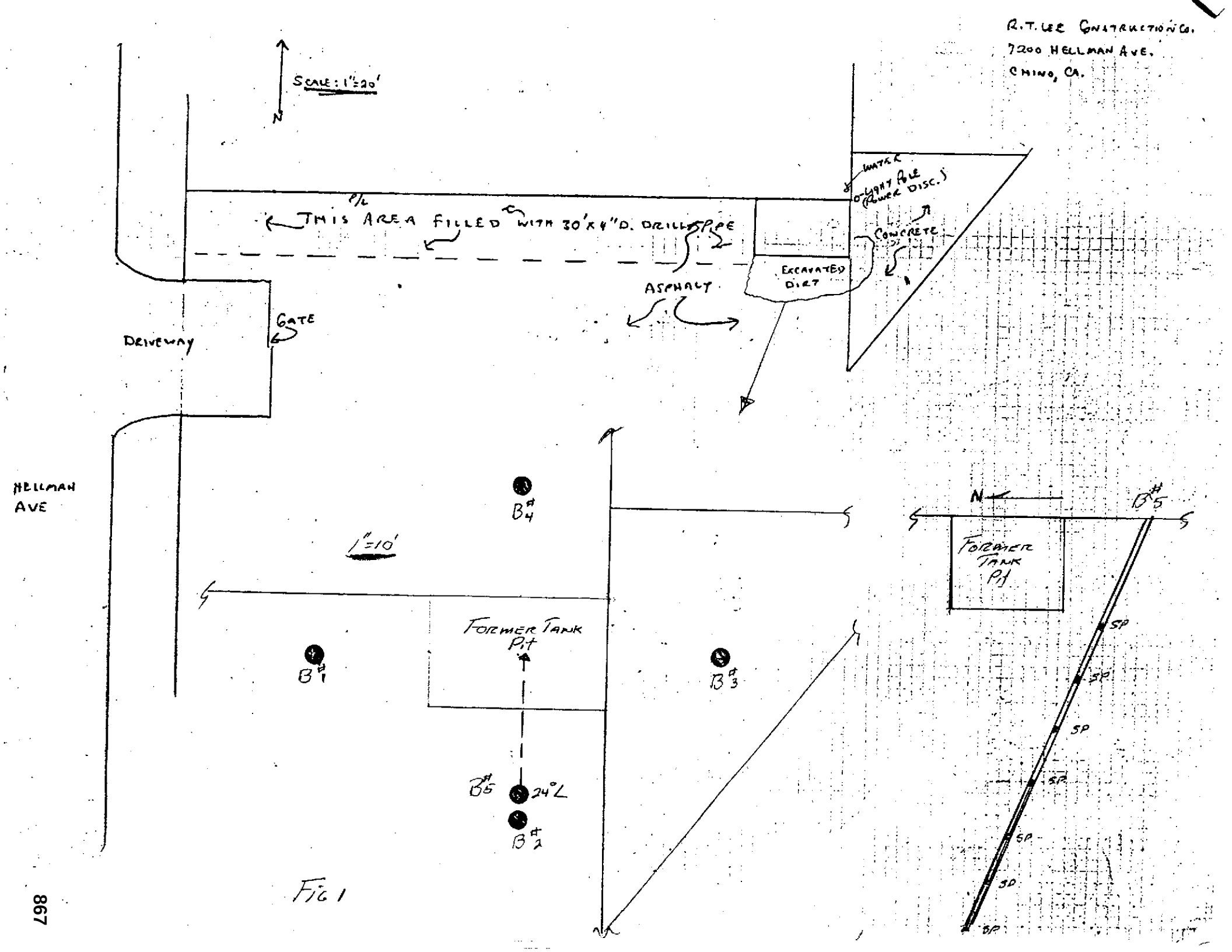


FIG 1

HYDROGEOLOGY
of
7200 Hellman Avenue
Chino, California

SITE LOCATION AND GEOGRAPHY:

The investigation site is located in the Chino sub-basin of the Upper Santa Ana Valley The Chino Sub Unit is bounded on the north by the San Gabriel Mountains, on the northeast and east by the San Jacinto Fault, on the northwest by the San Jose Hills, on the west by the Chino Hills, and on the south by the bedrock hills of the northern Peninsular Ranges (see Figure 1, Generalized Geologic map). The site is located at 7200 Hellman Avenue and is about 1/4 mile south of the intersection of Hellman and Pine Avenue (see Figure 2, Site Location). The elevation at the site is approximately 585 feet above mean sea level. Local topography is without significant relief but the land surface slopes generally down toward the south with a gradient of about 30 feet per mile. The major drainage in the area is the Santa Ana River which is located about 2 1/2 miles south of the site. The upper limit of the Prado Dam Flood Control Basin is along the 543 foot elevation line which approaches within 1/2 mile of the property (see Figure 3, Corona North 7 1/2 minute Quadrangle map).

DEPTH TO GROUND WATER:

Bulletin No. 15 of the California Department of Water Resources, Santa Ana River Investigation, (1959), indicates the depth to ground water in the vicinity of the investigation site to be between 25 and 50 feet below the land surface (see Figure 4, Lines of Equal Depth to Ground Water, Fall 1951). The U.S. Geological Survey Miscellaneous Field Studies Map No. MF-1802, Contour Map Showing Minimum Depth to Ground Water, Upper Santa Ana River Valley, California, 1973-1979, (1985), indicates the depth to the ground water in the vicinity of the investigation site to be about 50 feet (see Figure 5, Minimum Depth to Ground Water).

GROUND WATER GRADIENT AND DIRECTION OF FLOW:

The ground water gradient and direction of flow of ground water in the Upper Santa Ana Basin is often constrained by fault lines trending across the alluvial basin or by buried bedrock prominences. The fault lines generally parallel the major fault systems that dominate the geology of Southern California. The combination of fault barriers and buried bedrock knobs divides the Upper Santa Ana Basin into a number of sub-basins within which the direction of ground water flow and the gradient of the ground water table can differ greatly.

The investigation site is located in the southern portion of the Chino Sub-basin where the direction of ground water flow generally follows the surface topography, that is, down toward the south. The gradient of the ground water table is less steep than the land surface so that the depth to ground water below the surface tends to increase as one goes northerly toward the base of the San Gabriel Mountains, and tends to decrease as one goes southerly toward the Santa Ana River. The gradient of the ground water table in the vicinity of the investigation site is about 25 feet per mile down to the south (see Figure 6, Lines of Equal Elevation of Ground Water, Fall 1951).

The hydrologic system of the Chino Basin was investigated by J.J. French in the U.S.G.S. Water Supply Paper 1999-G, Ground Water Outflow from Chino Basin, Upper Santa Ana Valley, Southern California, (1972). Virtually all of the ground water in the Chino Sub-basin flows southerly toward the water gap cut by the Santa Ana River through the Santa Ana Mountains . Faults along the eastern base of the Puente Hills and the older impermeable sedimentary rocks making up the Puente Hills diverts water flow toward the south. The bedrock hills of the northern Peninsular Ranges confines the water along the southern boundary, See Figure 7, General Direction of Ground Water Movement).

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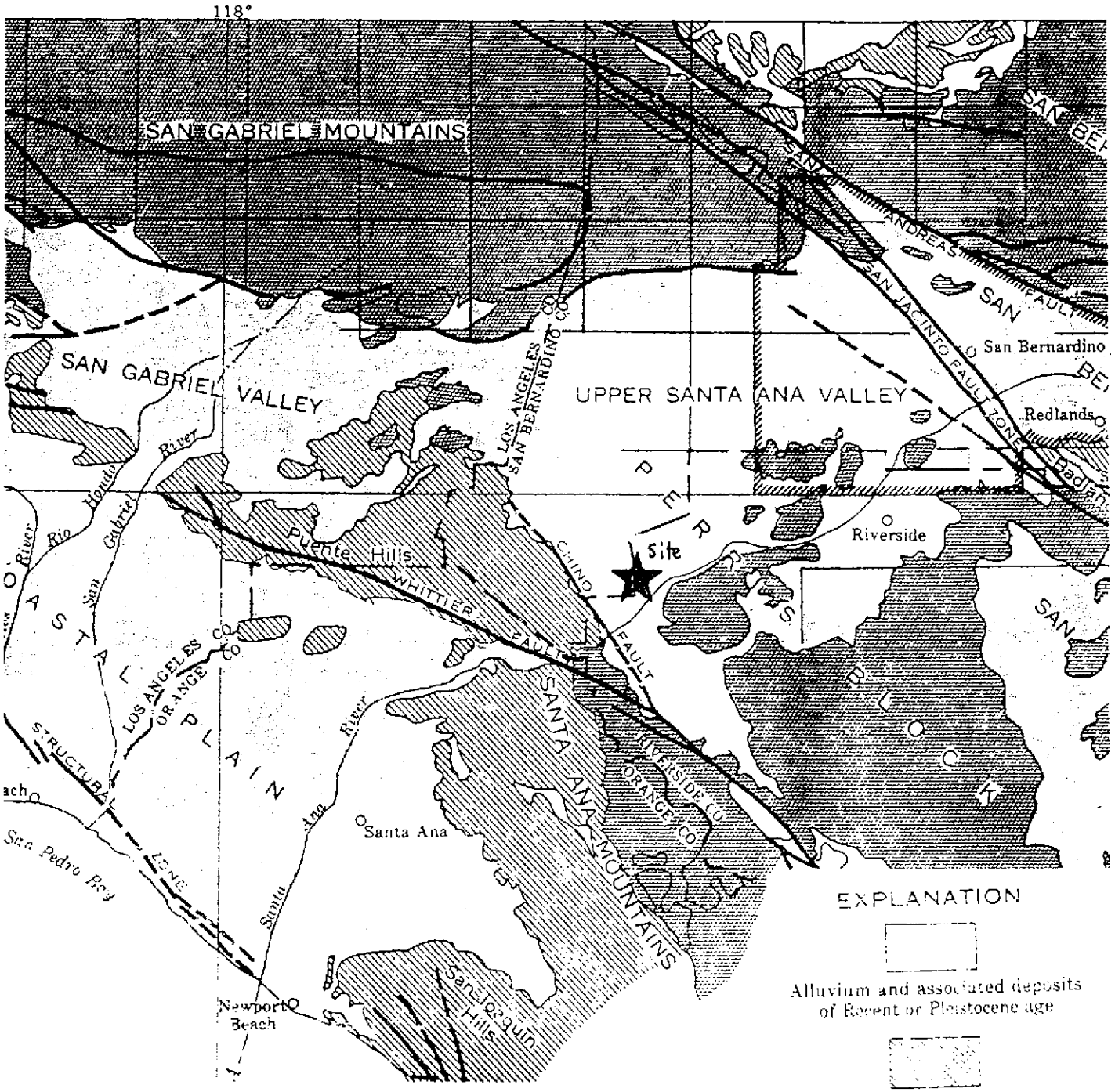


FIGURE 1

GENERALIZED GEOLOGIC MAP

Scale 1:500,000

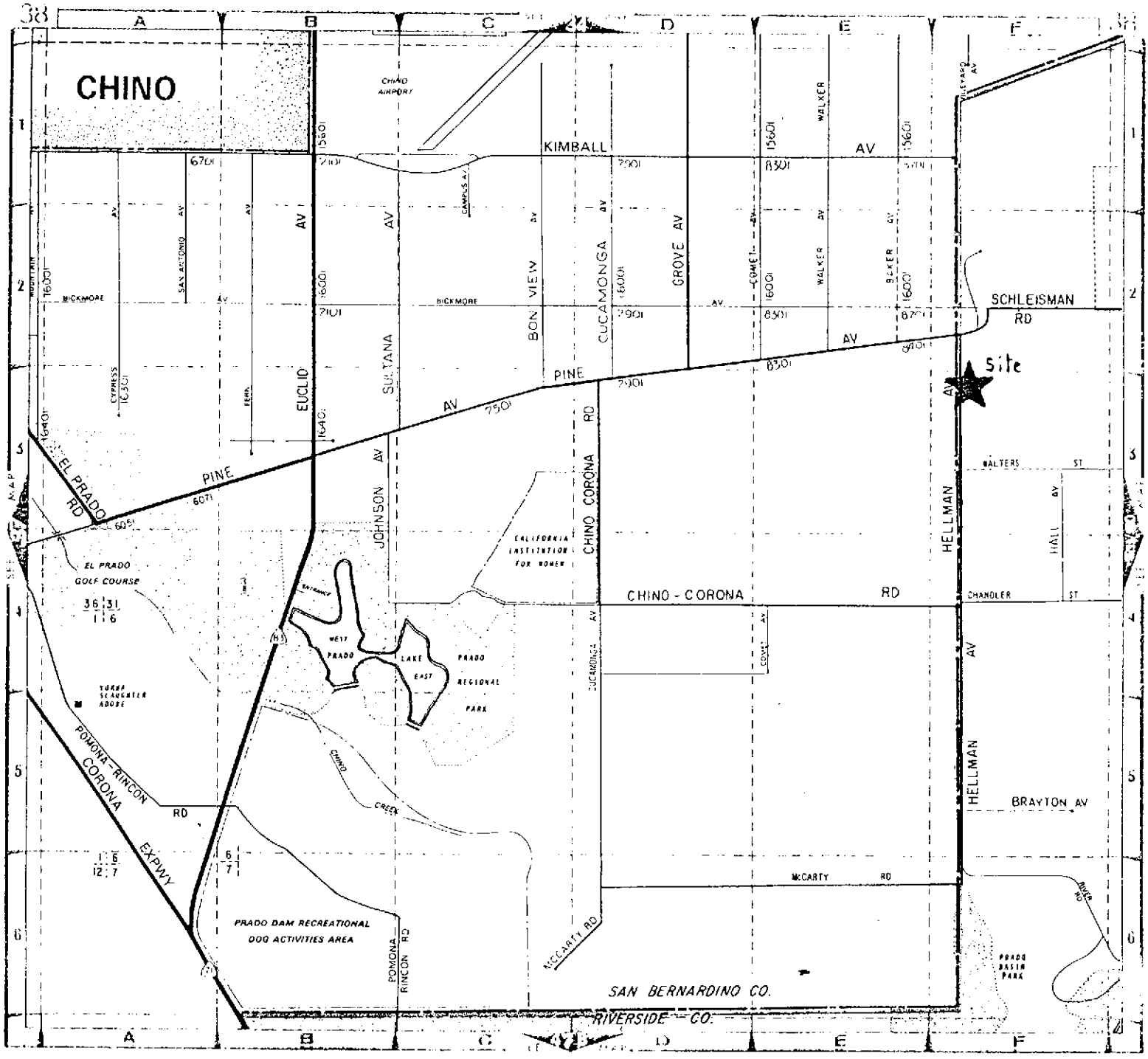


Figure 2

Site Location

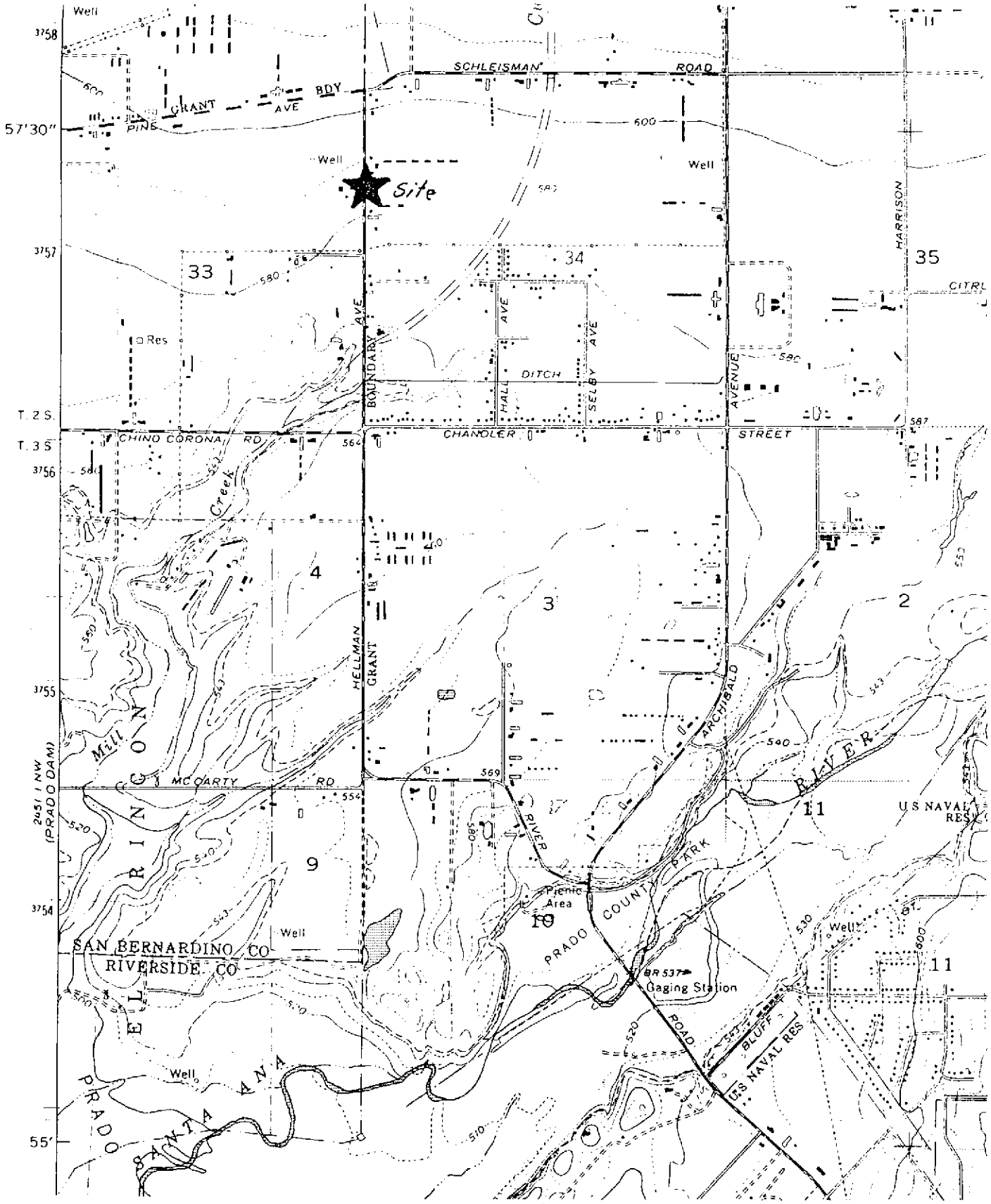
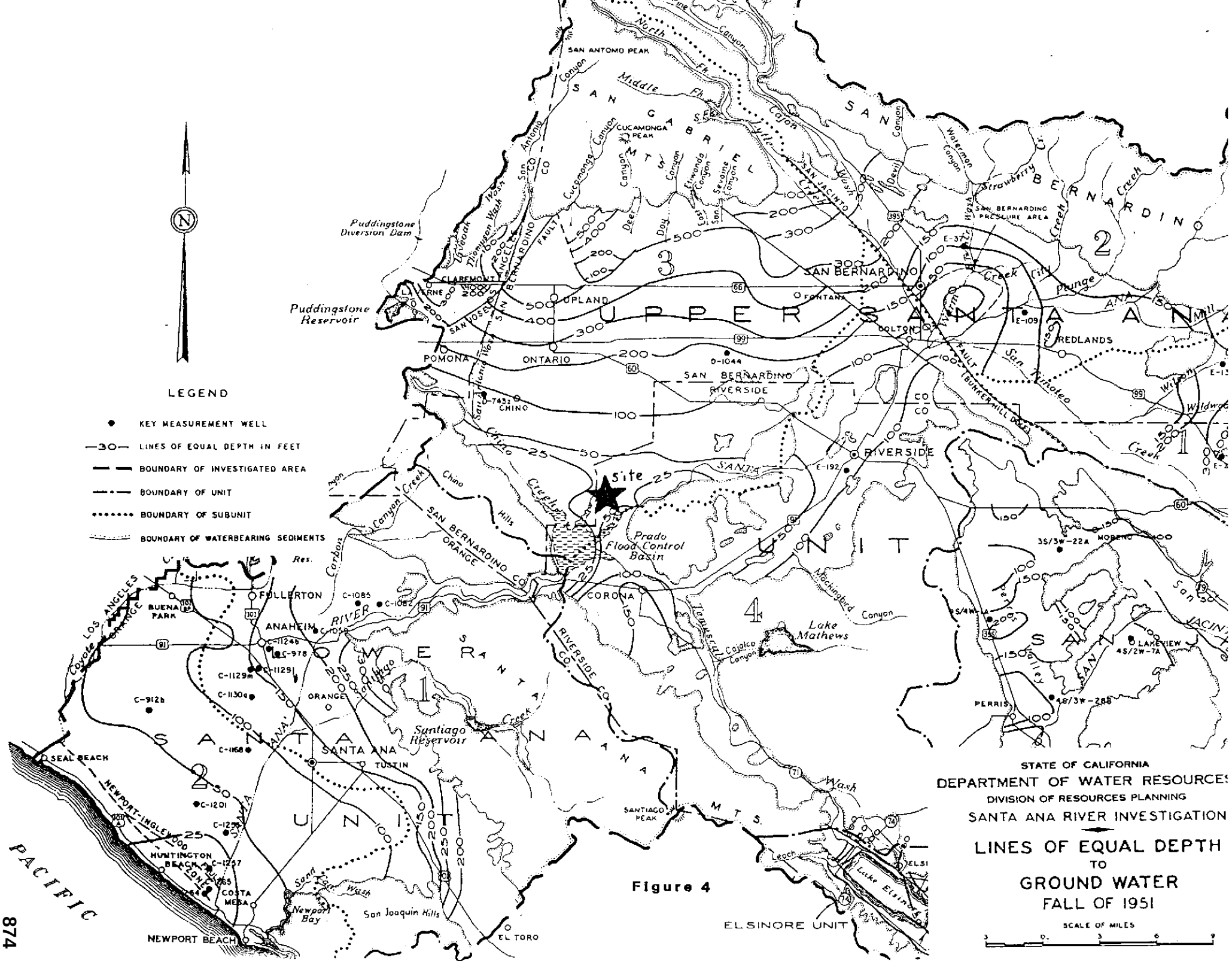


Figure 3

Corona North


LEGEND
KEY MEASUREMENT WELL
LINES OF EQUAL DEPTH IN FEET
BOUNDARY OF INVESTIGATED AREA
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BOUNDARY OF SUBUNIT
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TEMESCAL UNIT
PACIFIC
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RIVERSIDE COUNTY
ORANGE COUNTY
LOS ANGELES COUNTY
Santa Ana River
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Temescal Wash
Mockingbird Canyon
Cajalco Canyon
Lytle Creek
Cucamonga Canyon
Deer Canyon
Day Canyon
Etiwanda Canyon
Sevenine Canyon
San Antonio Canyon
Middle Fk. Canyon
North Fk. Canyon
Thompson Wash
Etiwanda Wash
San Jacinto Wash
Devil Canyon
Waterman Canyon
Strawberry Creek
Warm Creek
City Creek
Plunge Creek
Mill Creek
San Timoteo Creek
Wildwood Creek
Sand Canyon Wash
Bedford Wash
Cucamonga Fault
San Jacinto Fault
Bunker Hill Dike
Riverside Fault
San Jose Fault
Chino Hills
Corbett Canyon
Coyote Canyon
Carbon Canyon
Santiago Creek
Leach Canyon
Valley
Mesa
Basin
Res.
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C-1129M
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C-912B
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C-1257
C-1265
C-1264
C-1255
C-7431
D-1044
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E-109
E-192
3S/3W-22A
4S/2W-7A
4S/3W-28B
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LINES OF EQUAL DEPTH
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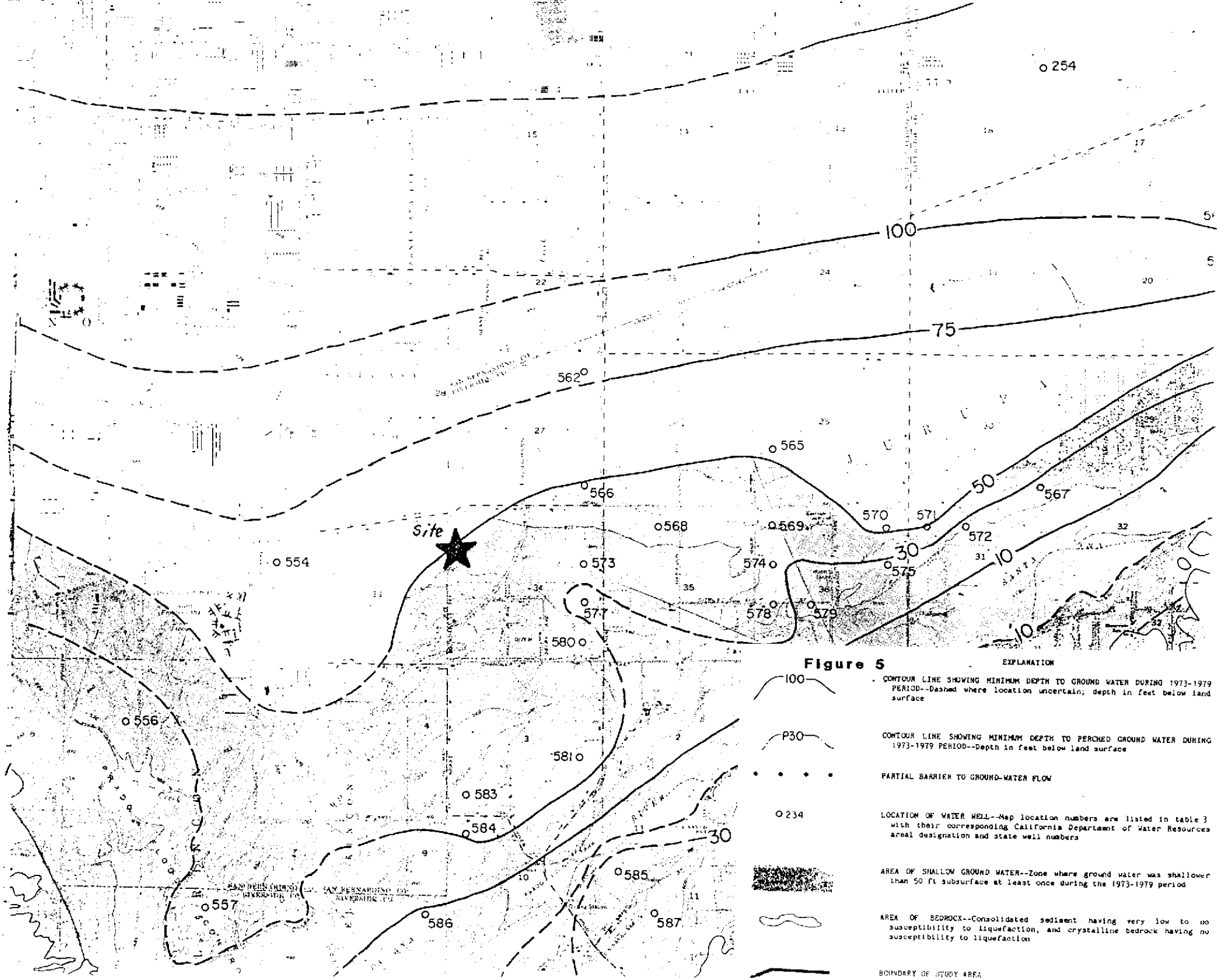
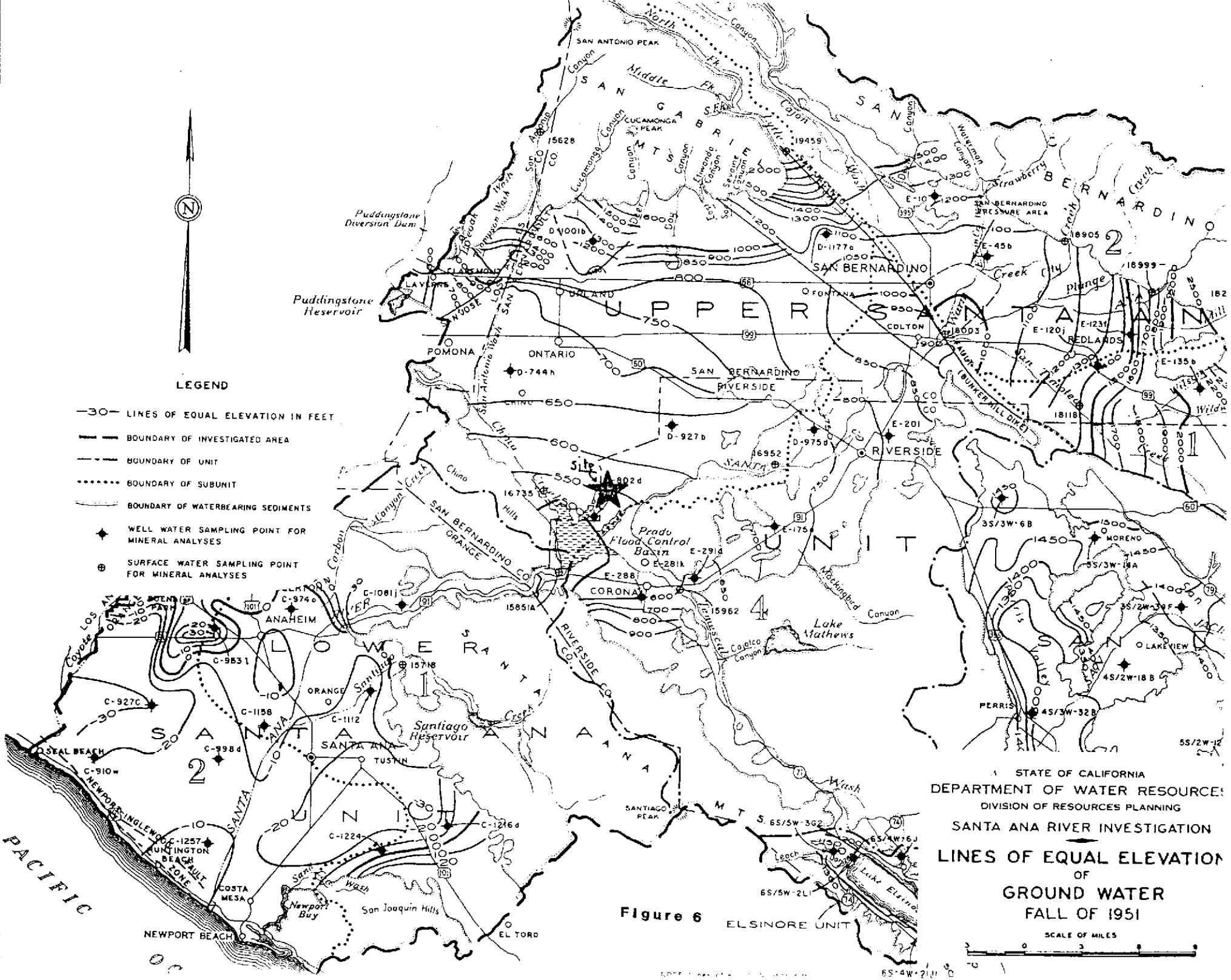

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PACIFIC OCEAN
Figure 6

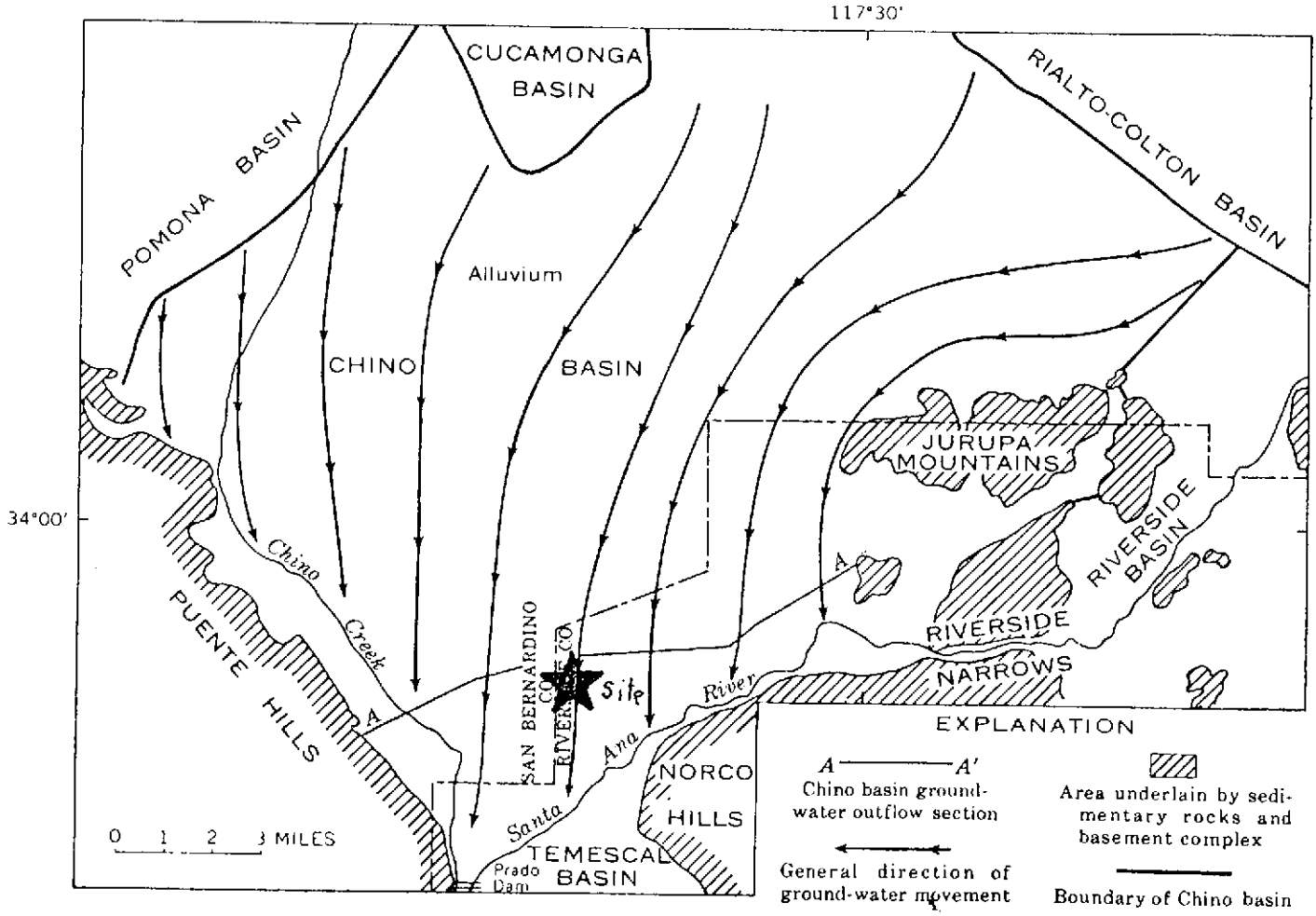
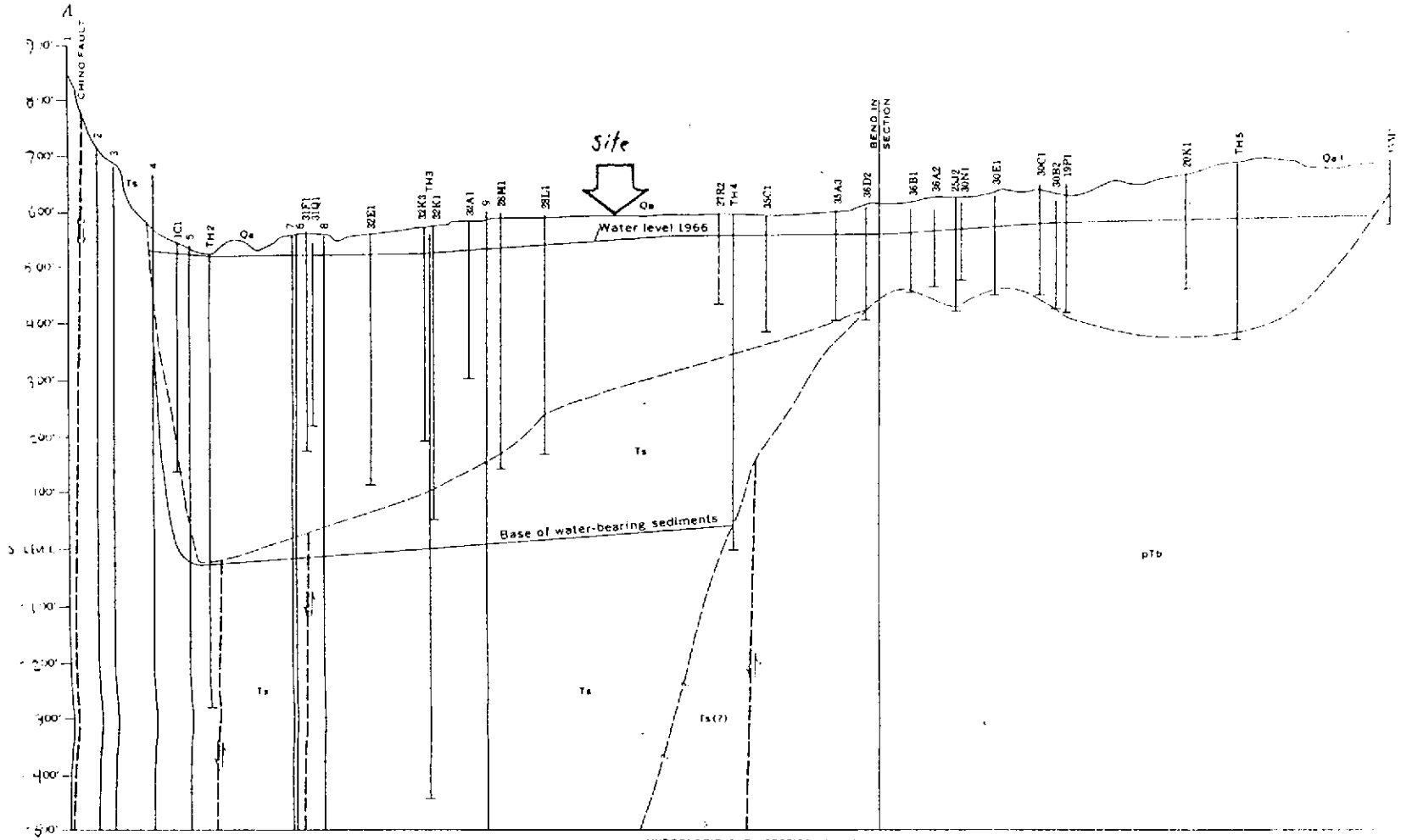
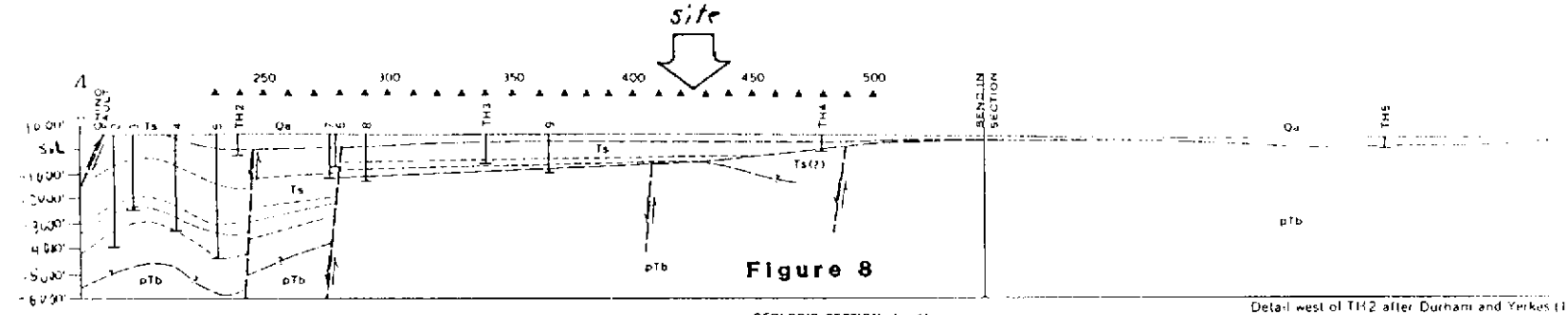


FIGURE 7.—General direction of ground-water movement.



HYDROLOGIC DATA SECTION A—A'
VERTICAL SCALE EXAGGERATED



GEOLOGIC SECTION A—A'
NO VERTICAL SCALE EXAGGERATION

Detail west of TH2 after Durham and Yerkes (1

Figure 8

PREPARED IN COOPERATION WITH THE
SAN BERNARDINO COUNTY FLOOD CONTRO

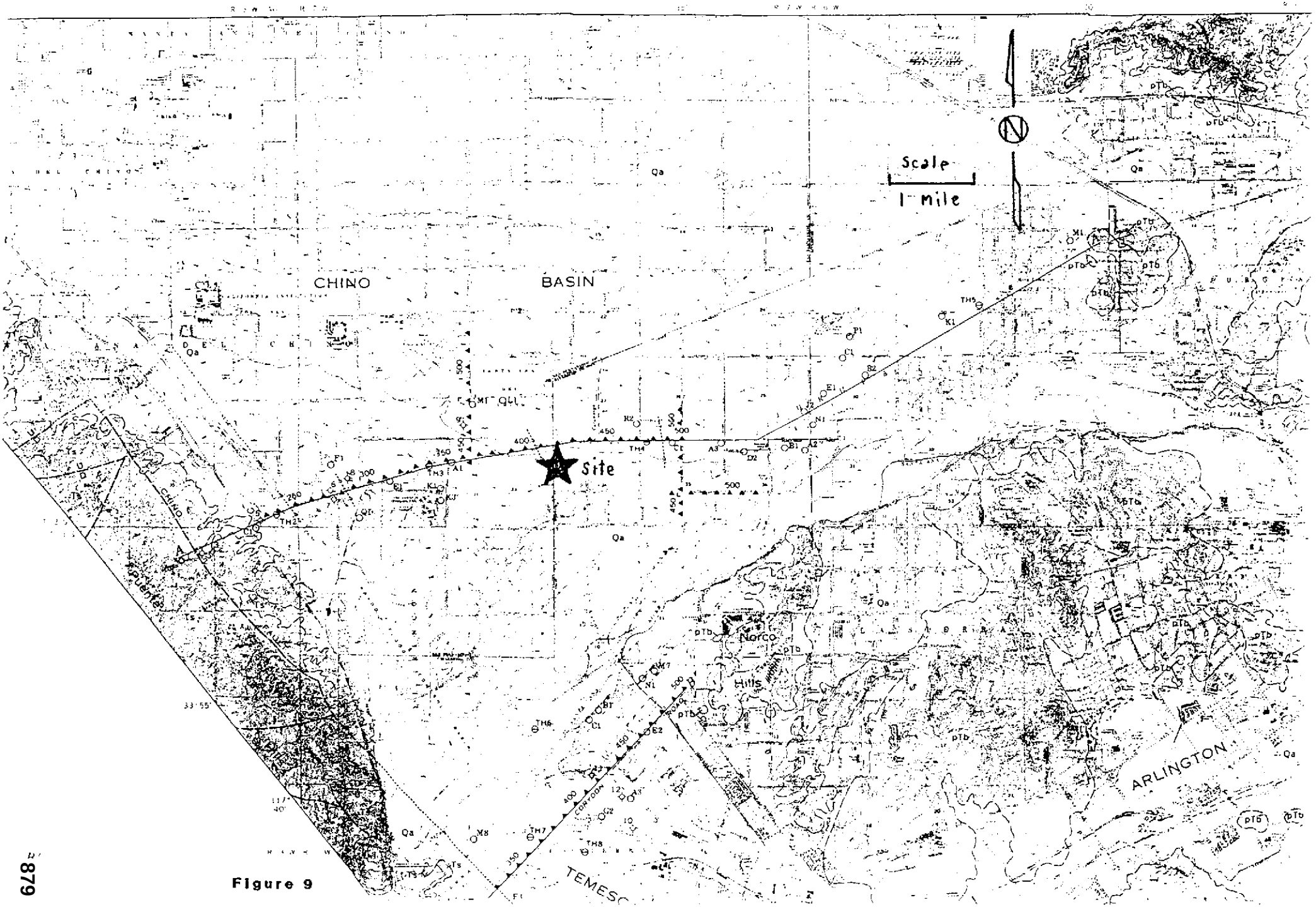


Figure 9

August 7, 1991

A Geological Systems
Evaluation Company

County of Riverside
Department of Health
P. O. Box 7600
Riverside, CA 92513-7600

Attn: Mr. Doug Thompson

Re: R.T. Lee Construction
7200 Hellman Avenue
Corona, CA 91710
Chino Sub-surface
Investigation
Site 91-579

As a Phase I attempt to delineate the vertical and horizontal limits of contamination that was revealed during the recent tank removal project. We propose to drill and sample a series of Soil Quality Assessment Borings (SQAB) at stratigic locations.

PROPOSED WORK PLAN:

1. Drill five (5) initial soil quality assessment borings, each to a depth of 40 ft. or to the capillary/vadose zone interface (Figure 1). If the indication of product contamination are present, additional borings will be successively off-set until there are no indications of product contamination and a lateral and horizontal delineation of the contaminant plume has been attained.

2. Undisturbed soil samples will be obtained during the drilling from each 5 ft. depth increment commencing with 10' Below Land Surface (BLS). A sample tube at each increment will be monitored for vapor content in a closed container using an organic vapor analyzer (OVA) If the concentration as measured using the OVA is greater than 50 ppm and/or if indications of product contamination are present, those borings will be deepened in 5 ft. depth increments until there are no indications of product contamination or until the capillary/vadose zone interface is encountered.

3. Samples will be sealed with teflon, capped, labeled, refrigerated and transported to a California DHS Certified Laboratory within a chain of custody documentation for chemical analysis utilizing EPA 8015 modified for gasoline and EPA 418.1 TPH.

4. The borings will be drilled with a Mobile B-53 hollow stem auger drill assembly. The soil samples will be obtained using a split tube sampler with brass tube inserts. A clean auger and cutter head will be used for each boring and all sampling equipment will be thoroughly washed and rinsed between each sample drive.

5. All drill cuttings will be stockpiled on-site with the contaminated spoils generated during the tank removal. These spoils will be on and covered with visquene.

6. All borings will be backfilled and sealed with bentonite or a volclay grout slurry at the conclusion of drilling.

7. A trained sample technician/geologist, certified by a Registered California Geologist, will compile a boring log during the drilling. The boring log contains lithologic descriptions, appropriate U.S.C.S. designations and OVA readings. The person responsible for the drilling will possess a current C-57 California Well Driller's License.

8. A technical report will be compiled which will fully describe the drilling, evaluate the resultant data. This report will be certified by a California Registered Geologist and will also contain recommendations for remediation and/or additional investigations.

9. Groundwater monitoring wells will be proposed, permitted, installed and sampled as a later phase if soils contamination is found to vertically extend to the capillary/vadose zone interface.

10. Indicated depth to groundwater is about 50 ft. below land surface (Hydrology).

11. The regulatory agency will be notified five working days before commencing work.

Should you have questions regarding any of the above information, please contact the undersigned at 714-885-7072.



Donald R. Chance
Senior Project Director
California Registered
Environmental Assessor No.00203

DC/rm

R.T. LEE CONSTRUCTION CO.
7200 HELLMAN AVE.
CHINO, CA.

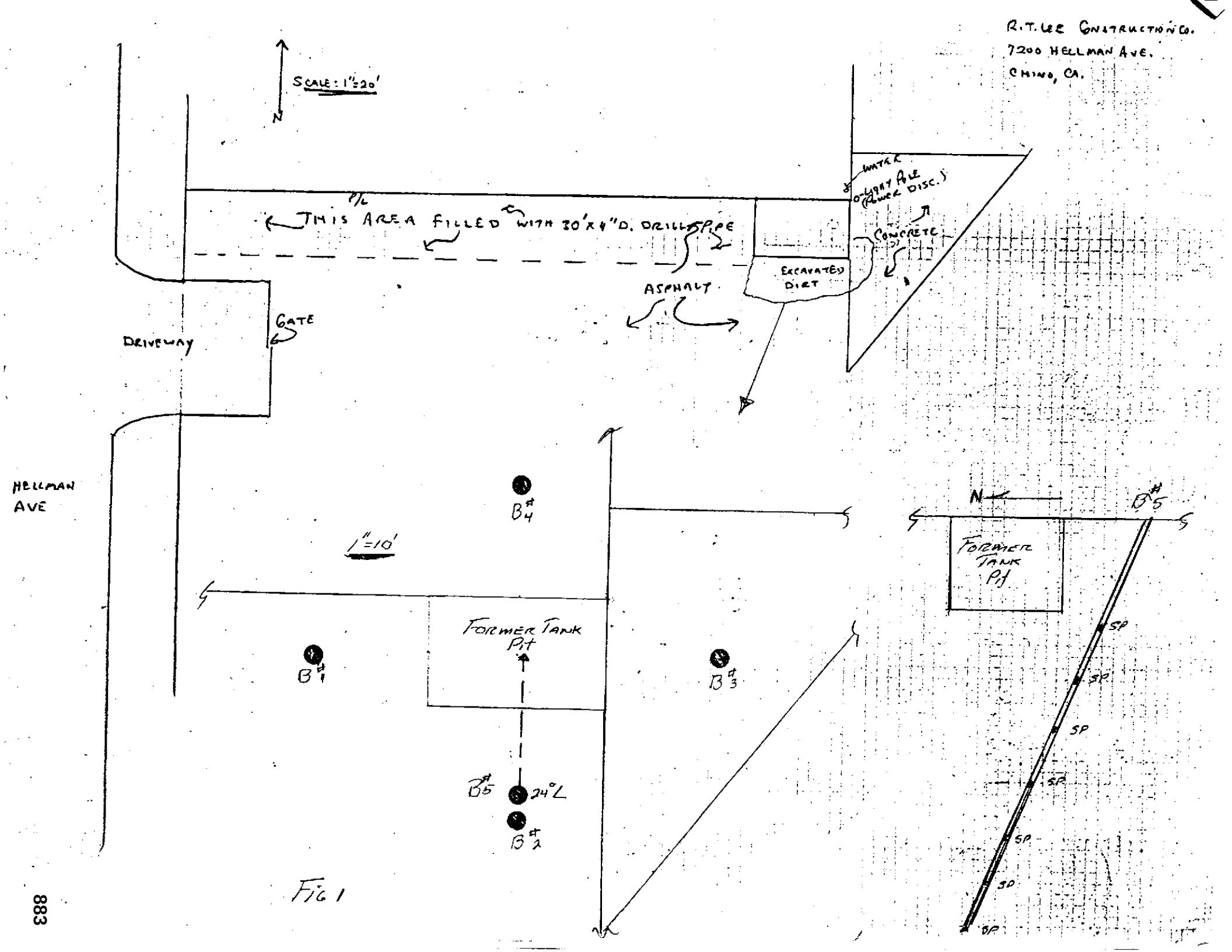


FIG 1

883

HYDROGEOLOGY
of
7200 Hellman Avenue
Chino, California

SITE LOCATION AND GEOGRAPHY:

The investigation site is located in the Chino sub-basin of the Upper Santa Ana Valley The Chino Sub Unit is bounded on the north by the San Gabriel Mountains, on the northeast and east by the San Jacinto Fault, on the northwest by the San Jose Hills, on the west by the Chino Hills, and on the south by the bedrock hills of the northern Peninsular Ranges (see Figure 1, Generalized Geologic map). The site is located at 7200 Hellman Avenue and is about 1/4 mile south of the intersection of Hellman and Pine Avenue (see Figure 2, Site Location). The elevation at the site is approximately 585 feet above mean sea level. Local topography is without significant relief but the land surface slopes generally down toward the south with a gradient of about 30 feet per mile. The major drainage in the area is the Santa Ana River which is located about 2 1/2 miles south of the site. The upper limit of the Prado Dam Flood Control Basin is along the 543 foot elevation line which approaches within 1/2 mile of the property (see Figure 3, Corona North 7 1/2 minute Quadrangle map).

DEPTH TO GROUND WATER:

Bulletin No. 15 of the California Department of Water Resources, Santa Ana River Investigation, (1959), indicates the depth to ground water in the vicinity of the investigation site to be between 25 and 50 feet below the land surface (see Figure 4, Lines of Equal Depth to Ground Water, Fall 1951). The U.S. Geological Survey Miscellaneous Field Studies Map No. MF-1802, Contour Map Showing Minimum Depth to Ground Water, Upper Santa Ana River Valley, California, 1973-1979, (1985), indicates the depth to the ground water in the vicinity of the investigation site to be about 50 feet (see Figure 5, Minimum Depth to Ground Water).

GROUND WATER GRADIENT AND DIRECTION OF FLOW:

The ground water gradient and direction of flow of ground water in the Upper Santa Ana Basin is often constrained by fault lines trending across the alluvial basin or by buried bedrock prominences. The fault lines generally parallel the major fault systems that dominate the geology of Southern California. The combination of fault barriers and buried bedrock knobs divides the Upper Santa Ana Basin into a number of sub-basins within which the direction of ground water flow and the gradient of the ground water table can differ greatly.

The investigation site is located in the southern portion of the Chino Sub-basin where the direction of ground water flow generally follows the surface topography, that is, down toward the south. The gradient of the ground water table is less steep than the land surface so that the depth to ground water below the surface tends to increase as one goes northerly toward the base of the San Gabriel Mountains, and tends to decrease as one goes southerly toward the Santa Ana River. The gradient of the ground water table in the vicinity of the investigation site is about 25 feet per mile down to the south (see Figure 6, Lines of Equal Elevation of Ground Water, Fall 1951).

The hydrologic system of the Chino Basin was investigated by J.J. French in the U.S.G.S. Water Supply Paper 1999-G, Ground Water Outflow from Chino Basin, Upper Santa Ana Valley, Southern California, (1972). Virtually all of the ground water in the Chino Sub-basin flows southerly toward the water gap cut by the Santa Ana River through the Santa Ana Mountains . Faults along the eastern base of the Puente Hills and the older impermeable sedimentary rocks making up the Puente Hills diverts water flow toward the south. The bedrock hills of the northern Peninsular Ranges confines the water along the southern boundary, See Figure 7, General Direction of Ground Water Movement).

DESCRIPTION OF THE SOIL PROFILE:

The investigation site is located in the Chino Sub-basin of the Upper Santa Ana Basin and is surrounded locally by highlands. The dominant sediment in this part of the basin is comprised of continental clastic material derived mainly from the San Gabriel Mountains. The total thickness of sediment overlying the

PreTertiary basement is between 1000 and 1500 feet. The uppermost 500 to 600 feet of this sediment is considered to be water-bearing sediment. The Chino Sub-basin deepens to the west of the investigation site to a maximum of 5000 to 6000 feet. Some marine sediments have been preserved in the deeper parts of the basin and limited oil production has been established along the section disturbed by the Chino Fault which bounds the basin along the west (see Figures 8 and 9, Geologic Section A-A') .

HYDROLOGIC SETTING:

The Upper Santa ana Basin is a highly regulated and important ground water basin. Ground Water in the basin provides most of the private, municipal, agricultural, and industrial water used in the basin. Water is added to the basin by natural infiltration from local precipitation and by runoff from the surrounding Mountains; mainly the San Gabriel and San Bernardino Mountains. Water is also recharged into the ground water system through a series of percolation basins located in major drainages crossing the Upper Santa Ana Basin. Ground water thus stored is extracted as needed throughout the basin by water wells operated by Municipalities, Water Districts, and private users.

Ground water exits from the basin as surface flow and underflow through the Santa Ana Canyon and is the major source of recharge for the Lower Santa Ana Basin in Orange County. The quantity and Quality of water that discharges through the Santa Ana River drainage is a major concern to all users in both the Upper and Lower Basins of the Santa Ana River.

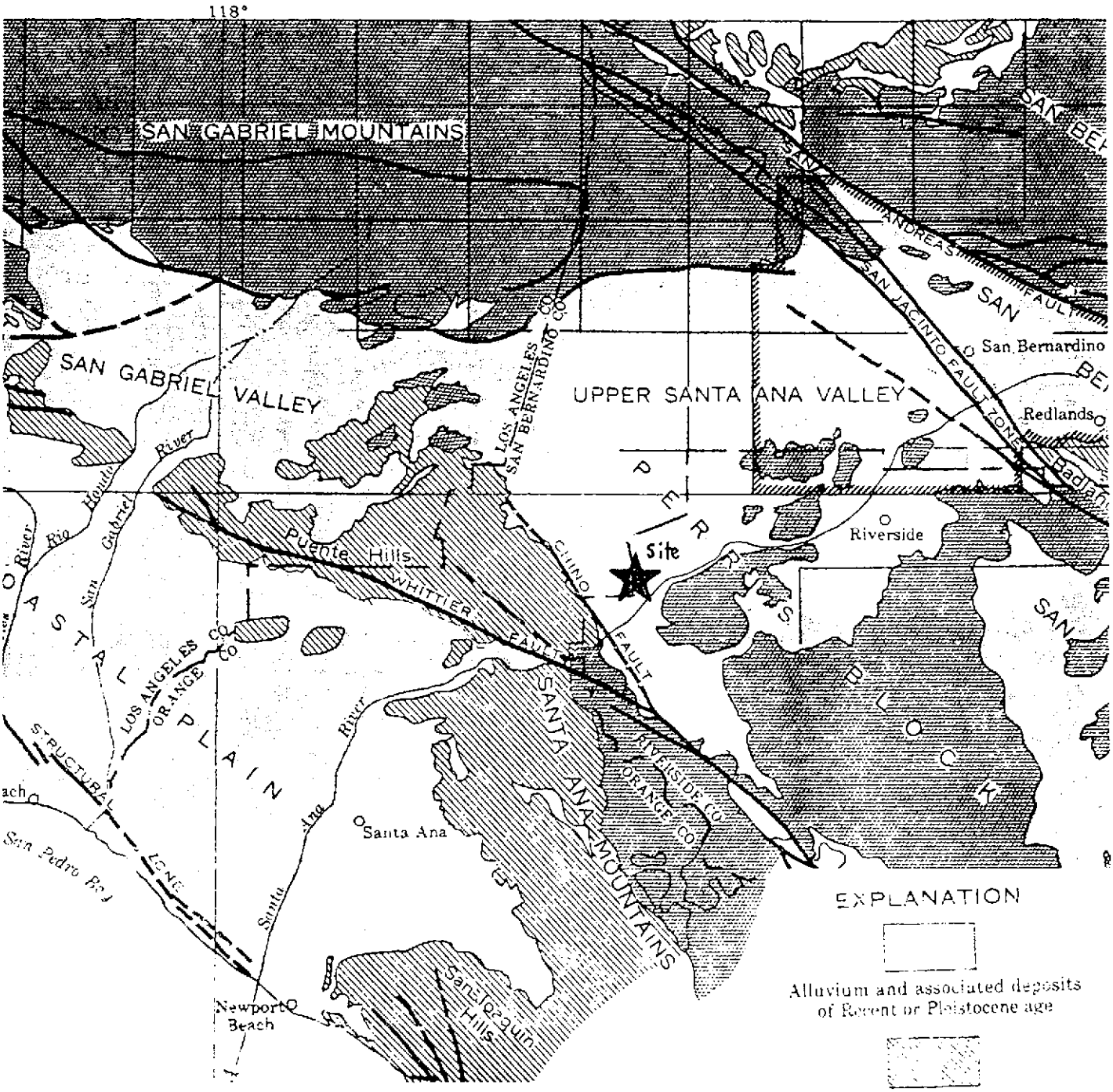


FIGURE 1

GENERALIZED GEOLOGIC MAP

Scale 1:500,000

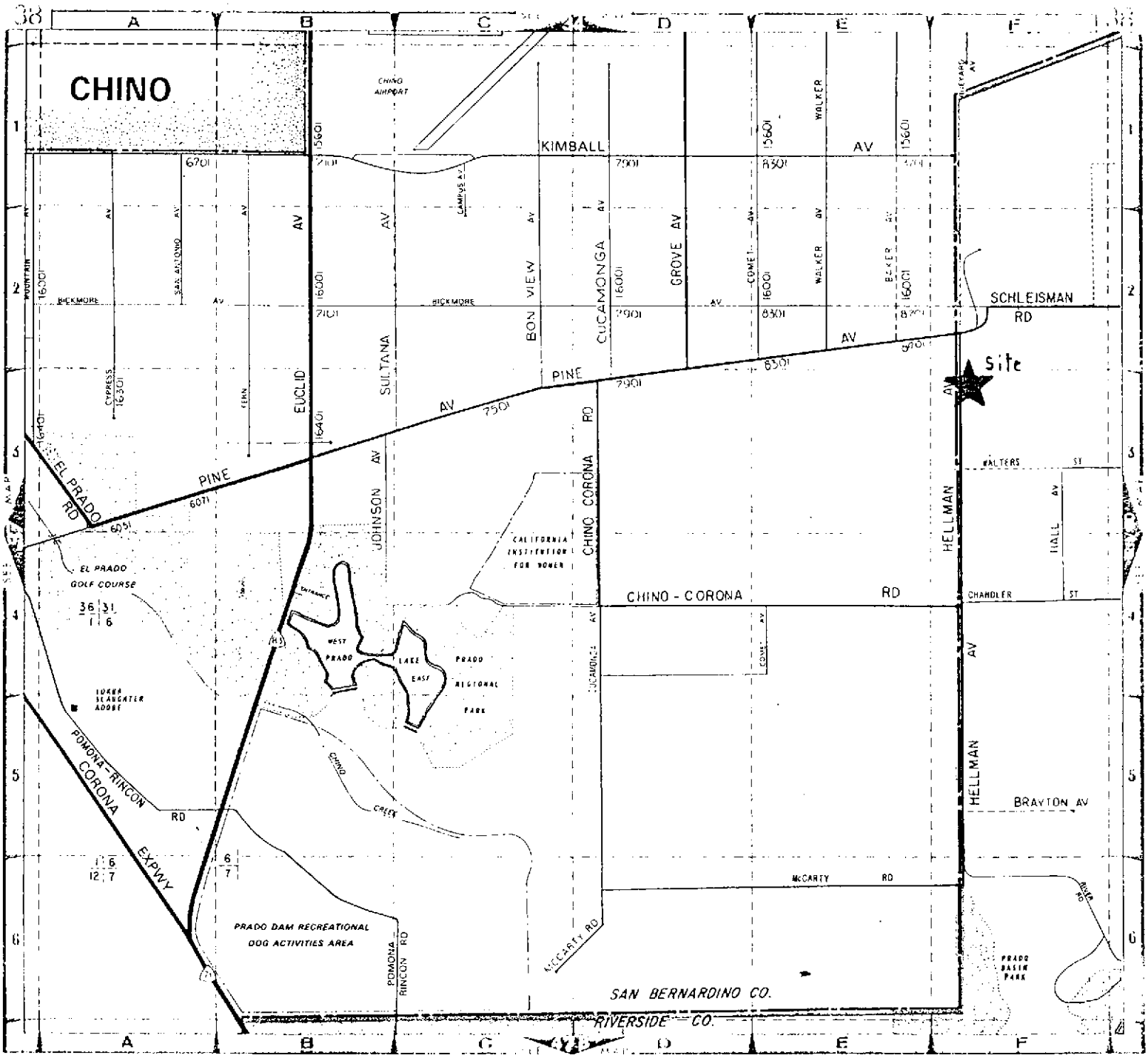


Figure 2

Site Location

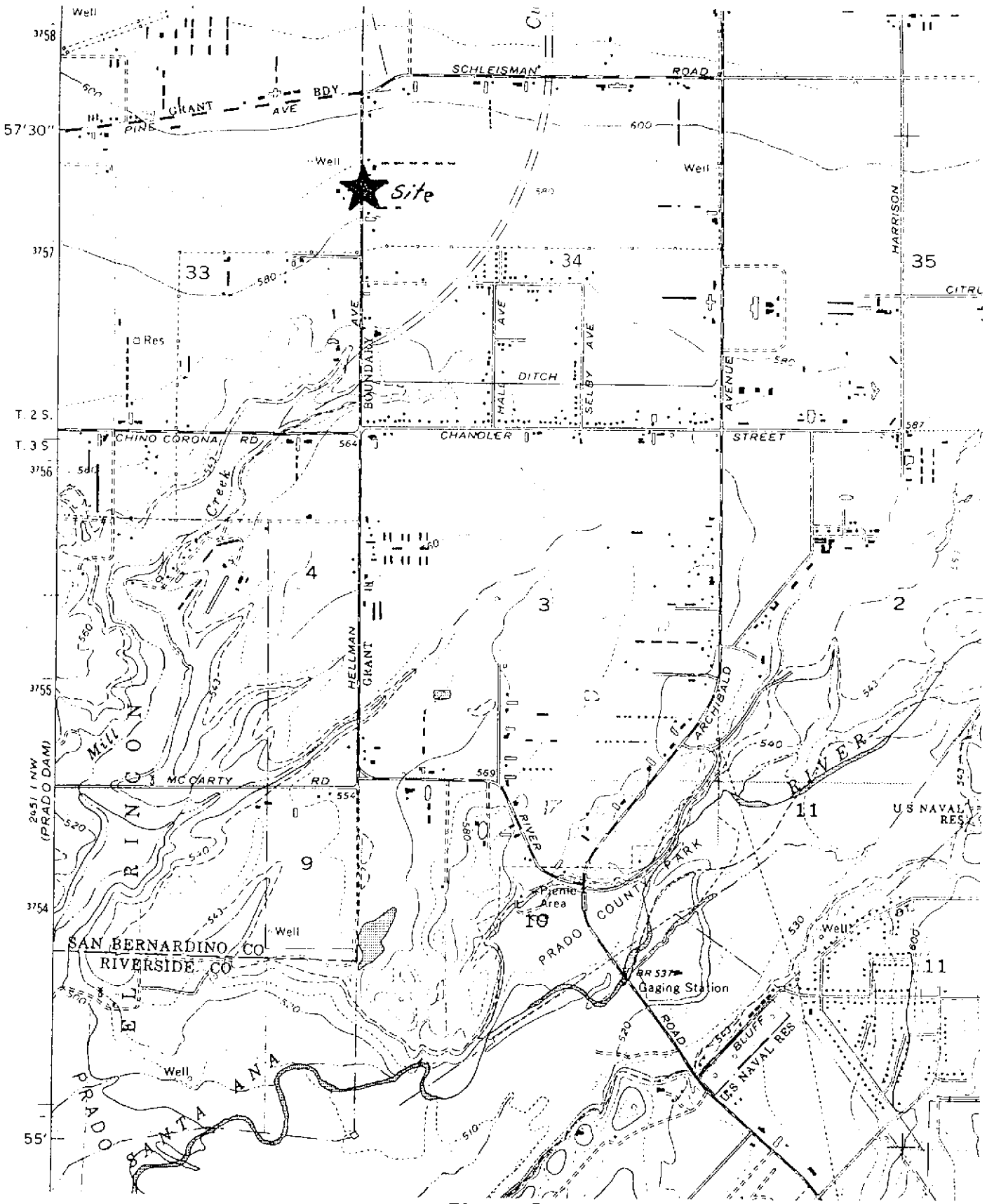


Figure 3

Corona North

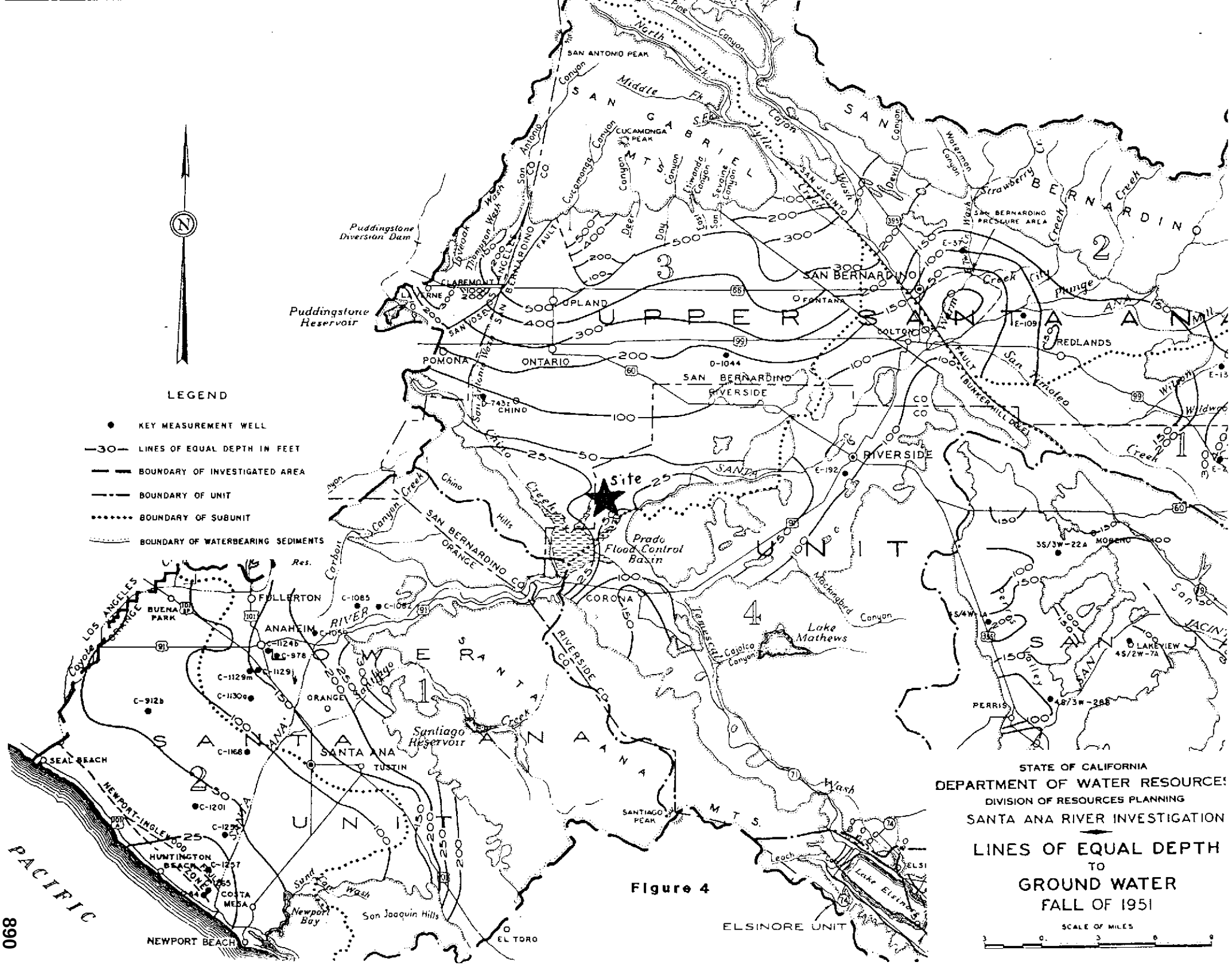


Figure 4

STATE OF CALIFORNIA
DEPARTMENT OF WATER RESOURCES
DIVISION OF RESOURCES PLANNING
SANTA ANA RIVER INVESTIGATION

LINES OF EQUAL DEPTH
TO
GROUND WATER
FALL OF 1951

SCALE OF MILES
3 0 3 6 9

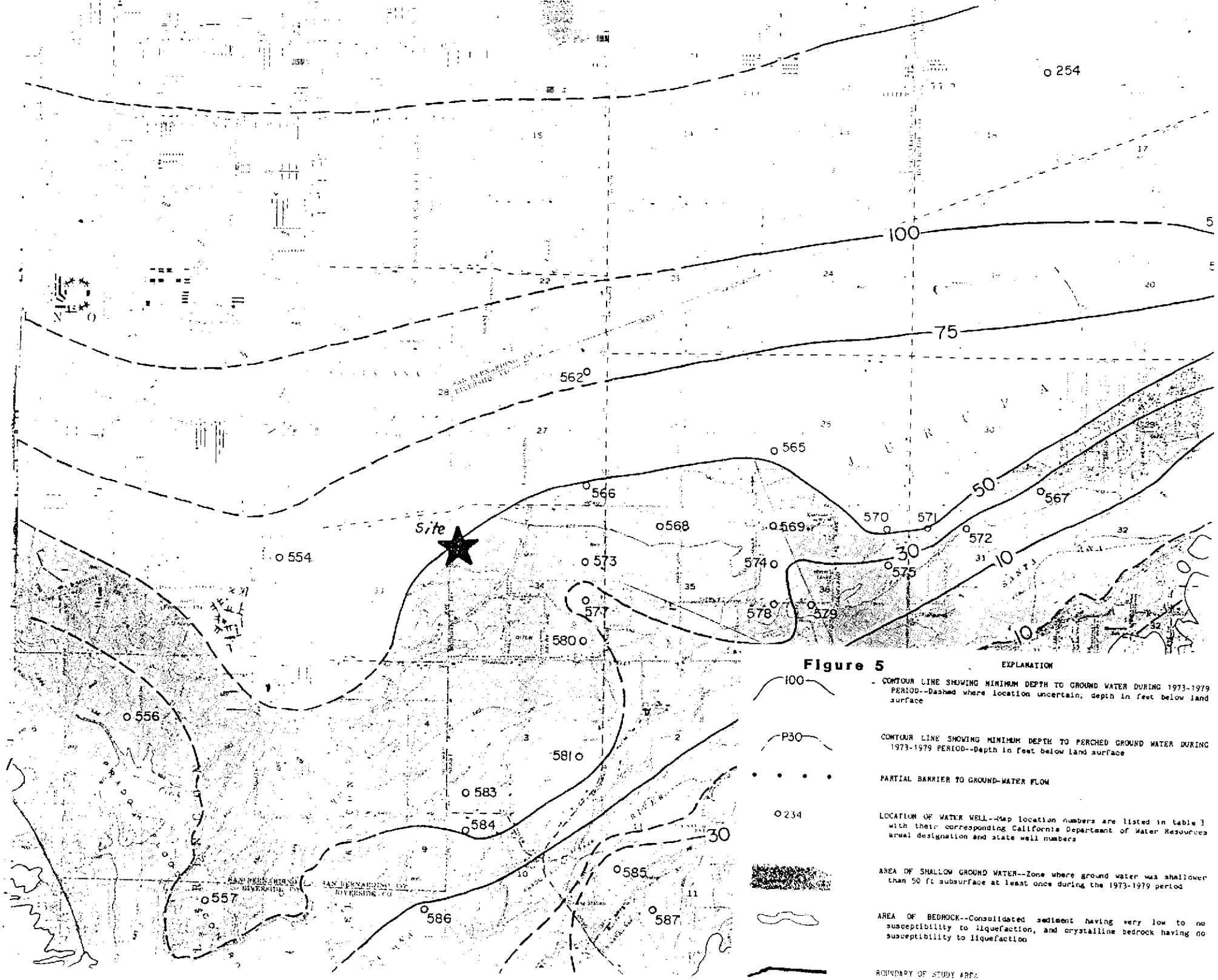

Site
100
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587
254
EXPLANATION
CONTOUR LINE SHOWING MINIMUM DEPTH TO GROUND WATER DURING 1973-1979 PERIOD--Dashed where location uncertain; depth in feet below land surface
CONTOUR LINE SHOWING MINIMUM DEPTH TO PERCHED GROUND WATER DURING 1973-1979 PERIOD--Depth in feet below land surface
PARTIAL BARRIER TO GROUND-WATER FLOW
LOCATION OF WATER WELL--Map location numbers are listed in table 1 with their corresponding California Department of Water Resources areal designation and state well numbers
AREA OF SHALLOW GROUND WATER--Zone where ground water was shallower than 50 ft subsurface at least once during the 1973-1979 period
AREA OF BEDROCK--Consolidated sediment having very low to no susceptibility to liquefaction, and crystalline bedrock having no susceptibility to liquefaction
BOUNDARY OF STUDY AREA

Figure 5

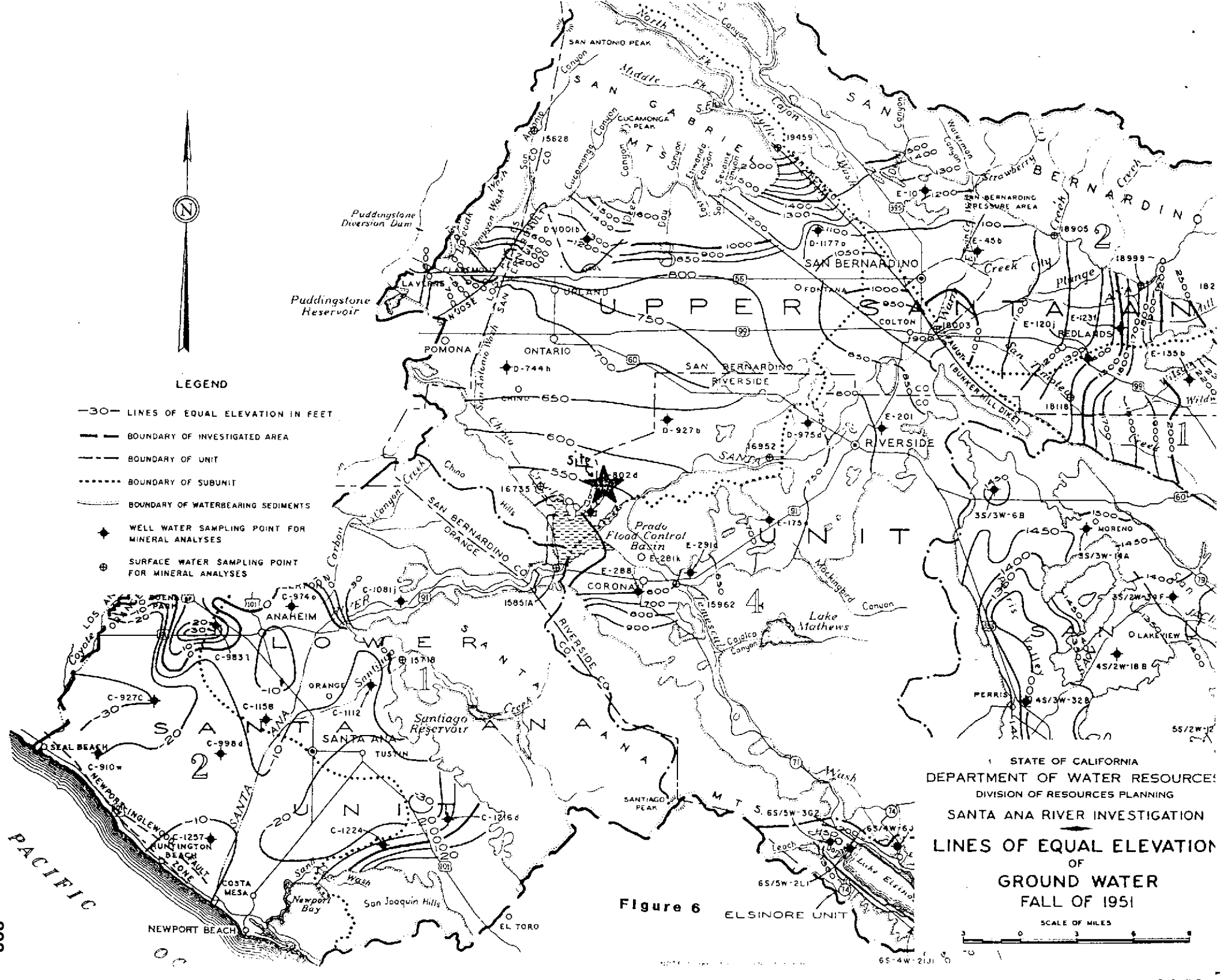

LEGEND
LINES OF EQUAL ELEVATION IN FEET
BOUNDARY OF INVESTIGATED AREA
BOUNDARY OF UNIT
BOUNDARY OF SUBUNIT
BOUNDARY OF WATERBEARING SEDIMENTS
WELL WATER SAMPLING POINT FOR MINERAL ANALYSES
SURFACE WATER SAMPLING POINT FOR MINERAL ANALYSES
SAN ANTONIO PEAK
SAN GABRIEL MTS
CUCAMONGA PEAK
Puddingstone Diversion Dam
Puddingstone Reservoir
SAN BERNARDINO
SAN BERNARDINO MTS
UPPER SANTA ANA
POMONA
ONTARIO
CHINO
RIVERSIDE
COLTON
REDLANDS
LOWER SANTA ANA UNIT
ANAHEIM
ORANGE
SANTA ANA
TUSTIN
SEAL BEACH
NEWPORT BEACH
HUNTINGTON BEACH
COSTA MESA
Newport Bay
San Joaquin Hills
EL TORO
Santiago Reservoir
Prado Flood Control Basin
CORONA
Lake Mathews
SANTIAGO PEAK
ELSINORE UNIT
MORENO
PERRIS
Lake Elsinore
PACIFIC OCEAN
STATE OF CALIFORNIA
DEPARTMENT OF WATER RESOURCES
DIVISION OF RESOURCES PLANNING
SANTA ANA RIVER INVESTIGATION
LINES OF EQUAL ELEVATION OF GROUND WATER FALL OF 1951
SCALE OF MILES

Figure 6

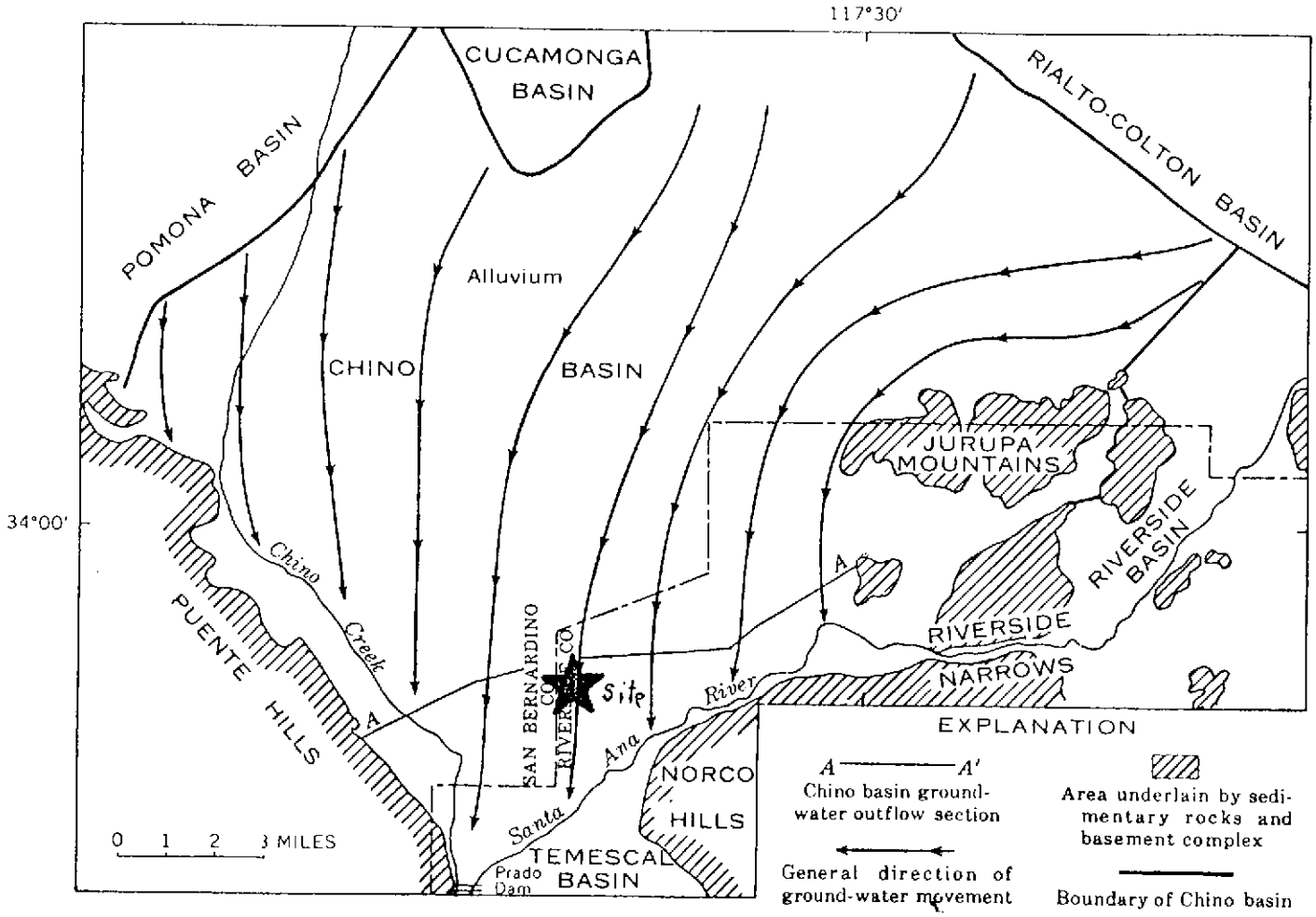
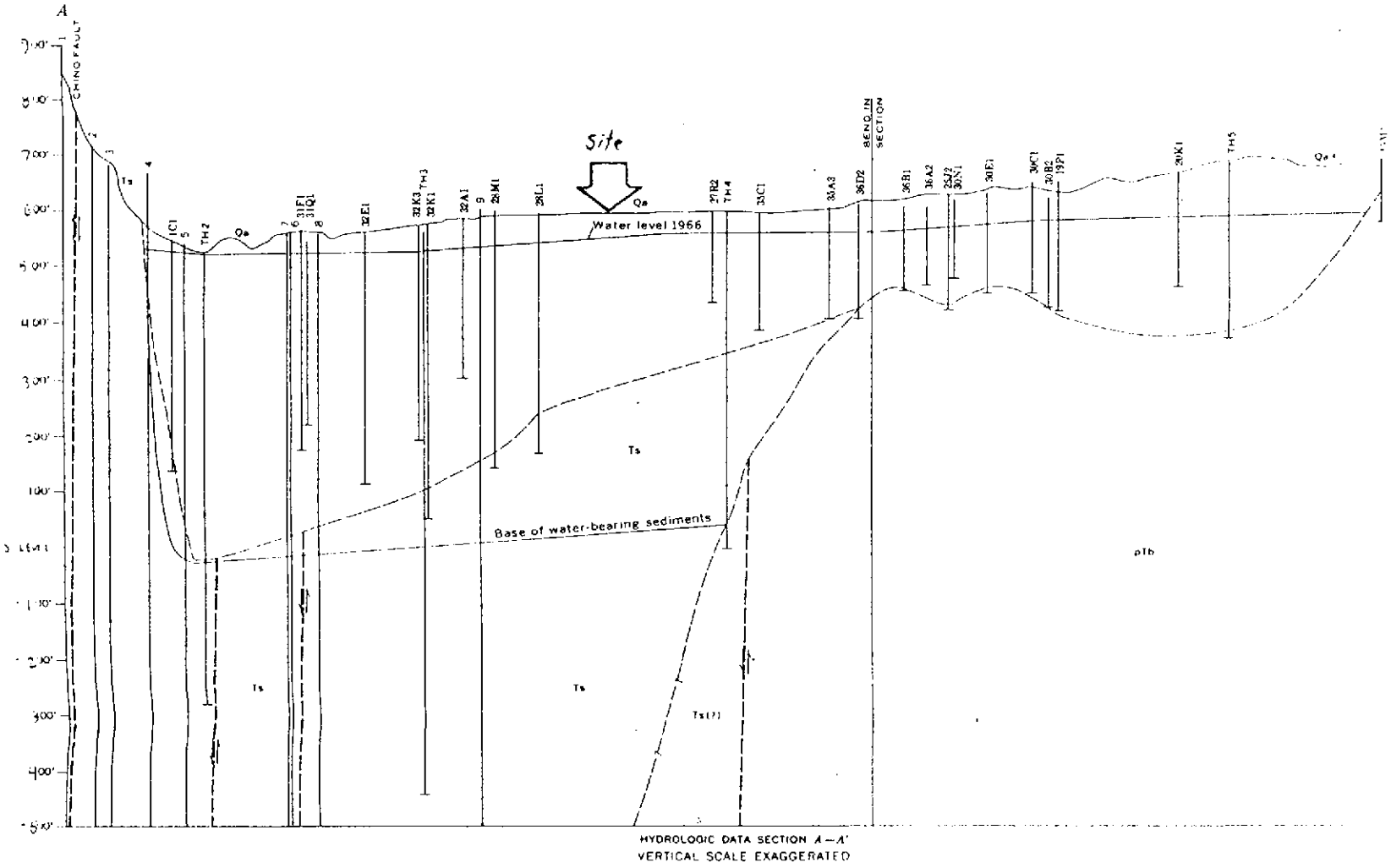


FIGURE 7. General direction of ground-water movement.



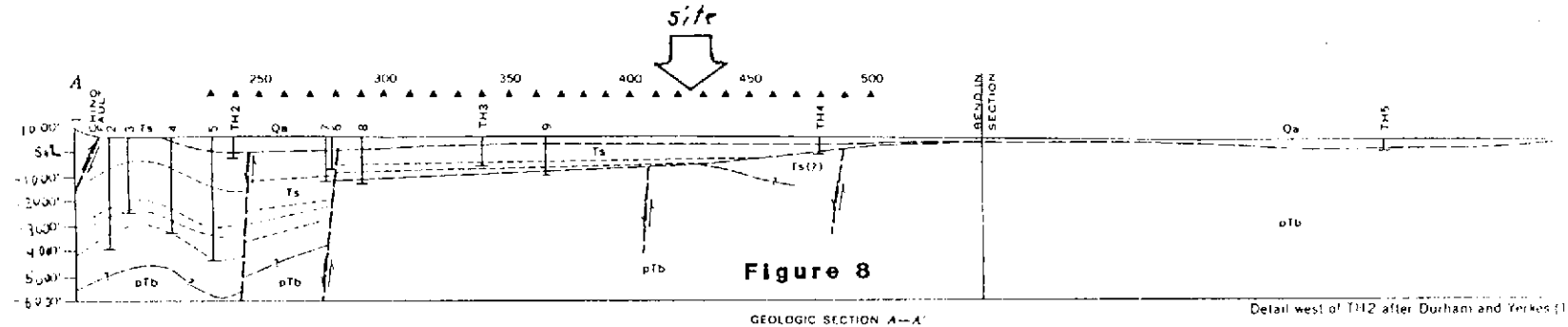


Figure 8

Detail west of TH2 after Durham and Yerkes (1

PREPARED IN COOPERATION WITH THE
SAN BERNARDINO COUNTY FLOOD CONTRO

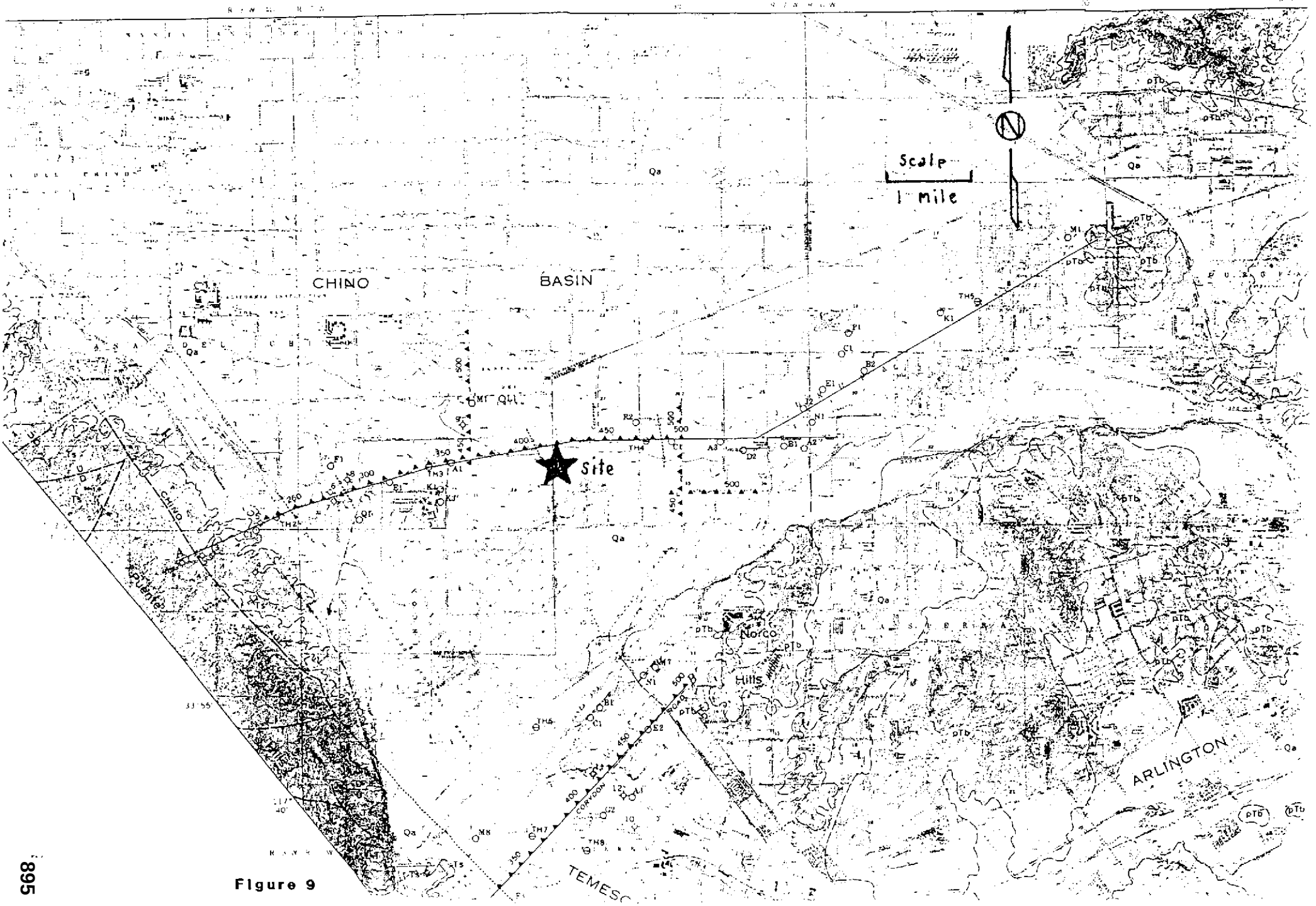
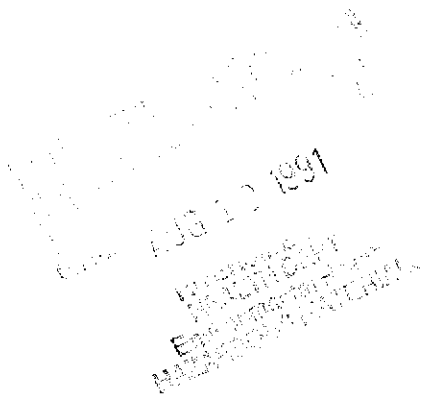


Figure 9



WATER RESOURCES CONTROL BOARD
DIVISION OF WATER QUALITY
UST CLEANUP PROGRAM
SITE SPECIFIC QUARTERLY REPORT

CONTRACTOR NO: 33000 SOURCE OF FUNDS: f SUBSTANCE: 12036

SITE NO: 91579 FEDERAL EXEMPT: n PETROLEUM: y

SITE NAME: R.T. Lee Construction DATE REPORTED: 07/01/91

ADDRESS: 7200 Hellman Ave. DATE CONFIRMED: 07/01/91

CITY/ZIP Corona 91720 CATEGORY: R

SITE STATUS:

CASE TYPE: U CONTRACT STATUS: 1 EMERGENCY RESPONSE:

RP SEARCH: DATE UNDERWAY: 07/01/91 DATE COMPLETED:

PRELIMINARY ASSESSMENT U DATE UNDERWAY: 07/01/91 DATE COMPLETED:

REMEDIAL INVESTIGATION DATE UNDERWAY: DATE COMPLETED:

REMEDIAL ACTION: DATE UNDERWAY: DATE COMPLETED:

POST REMEDIAL ACTION MONITORING DATE UNDERWAY: DATE COMPLETED:

ENFORCEMENT ACTION TAKEN N TYPE: DATE TAKEN:

REGIONAL BOARD: Santa Ana LUFT MANUAL: 24HSCA

CASE CLOSED: DATE CLOSED:

DATE EXCAVATION STARTED: REMEDIAL ACTIONS TAKEN:

RESPONSIBLE PARTY

CONTACT NAME: Dan Hall

COMPANY NAME: R.T. Lee Construction

ADDRESS: 7200 Hellman Ave.

CITY/STATE: Corona CA 91720

COUNTY OF RIVERSIDE, DEPARTMENT OF HEALTH
HAZARDOUS MATERIALS
MANAGEMENT BRANCH

No. 91-519

Page ___ of ___ pages

SUPPLEMENTAL REPORT

Reference Date July 17, 1991

Name RT Lee Construction

Address 7200 Hellman Ave City Corona

Topic

REMARKS:

Visited the above site and met with Dan Hall. I observed the tank hole and the two sample borings done at the time of the tank removal. Mr Hall will notify this office when additional sample borings are done to define the plume. They will do the backhoe work to remove the contaminated soil.

Inspector DCG Received by

898

DOH-HEH - 002 (REV. 3/87)

COUNTY OF RIVERSIDE, DEPARTMENT OF HEALTH
HAZARDOUS MATERIALS
MANAGEMENT BRANCH

No. 91-519

Page___ of ___pages

SUPPLEMENTAL REPORT

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Name RT Lee Construction

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Inspector DOG **Received by**

DOH-HEH - 002 (REV. 3/87)

SITE MITIGATION PROGRAM
LEAKING UST REFERRAL NOTICE

Site Name: R T Lee Construction
Address: 7200 Hellman Ave
City and ZIP Code: Corona 91720

Responsible Party Contact Name: Dan Hall
Company Name: R.T. Lee Constraction
Address: 7200 Hellman Ave
City, State and ZIP Code: Corona CA 92172

Total Number of UST's on site: 1

Total Number of Suspected Leaking UST's (from lab analyses): 1

Past and Present Contents of Leaking UST's: Motor Vehicle fuel

---

---------- Site Mitigation Use Only ----------

Specialist logging case: D. Thompson

Case Funding Source: ✓ Federal ___ State

Date Entered in ERCI Logbook: 7-1-91

Date ERCI Form Completed: 7-1-91

Date Unauthorized Release Report
Completed: 7-1-91 Sent: _____

Date Prop. 65 Notification Process Completed: 7-1-91

Date Case Logged in Site Mitigation Computer: 7-1-91

Quarterly Report Generated for:
~~Yes~~ Site Mitigation Accounting Department
~~Yes~~ File

Date RP Notification Letter Sent: 7-8-91

Date Reimbursement Letter Sent: 7-8-91

Date Work Request Letter Sent: 7-8-91

~~Yes~~ File Folder Generated

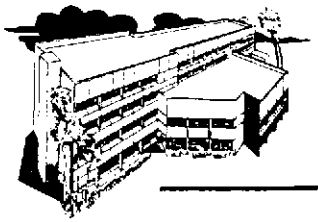
---------- CLOSED CASES ----------

___ Quarterly Report Given to Accounting Department

___ Closure Letter Given to Accounting Department

Dr. Sparks
Acting Director of Health
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXX

Phone:



COUNTY OF RIVERSIDE
DEPARTMENT OF HEALTH

4065 COUNTY CIRCLE DR. RIVERSIDE, CA. 92503
(Mailing Address-P.O. Box 7600 Riverside, CA. 92513-7600)
FAX (714) 358-4529

July 8, 1991

CERTIFIED MAIL
site 91-579

Mr. Dan Hall
R.T. Lee Construction
7200 Hellman Ave.
Corona, CA 91720

Dear Mr. Hall:

It has come to the attention of this office that an unauthorized release has occurred from underground storage tanks under your control. The resulting soil and/or groundwater contamination must be handled accordingly.

You are requested to conduct a subsurface investigation of the contamination and submit these results in a technical report to this office. This report must contain, at a minimum, the following information:

1. The delineation of the vertical and lateral extent of the contamination in the soil and as the impact on groundwater.

2. The hydrogeologic characterization of the soil and unconsolidated materials underlying and adjacent to the site.

3. The technical report must be prepared by a qualified professional who is registered as a civil engineer or certified as a geologist in the State of California.

4. Prior to any work starting at the site, a work plan must be submitted and approved by this office.

CINDRA ROWELL, B.S.N., M.B.A.
DEPUTY DIRECTOR OF HEALTH
PERSONAL HEALTH SERVICES

JOHN FANNING, R.E.H.S., M.P.A.
DEPUTY DIRECTOR OF HEALTH
ENVIRONMENTAL HEALTH SERVICES

R.L. NEIL, M.D., M.P.H.
ASST. DIRECTOR OF HEALTH

H.C. HOLK, D.V.M., M.P.H.
DEPUTY DIRECTOR OF HEALTH
SPECIAL SERVICES

HEALTH CENTERS

BANNING 3055 RAMSEY STREET - Banning, CA 92220 ● BLYTHE 263 NORTH BROADWAY - Blythe, CA 92225 ● CASA BLANCA 7240 MARGUERITA - Riverside, CA 92504 ● CORONA 505 SOUTH BUENA VISTA - Corona, CA 91720 ● HEMET 880 NORTH STATE STREET - Hemet, CA 92343 ● INDIO 46-209 OASIS STREET - Indio, CA 92201 ● LAKE ELSINORE 30195 FRASER DR. - Lake Elsinore, CA 92330 PALM SPRINGS 3111 TAHQUITZ-McCALLUM - Palm Springs, CA 92262 ● PERRIS 237 NORTH "D" ST. - Perris, CA 92370 ● RIVERSIDE 1520 LINDEN ST. - Riverside, CA. 92507 ● JURUPA 9415 MISSION BLVD. - Riverside, CA 92509 ● TEMECULA 41002 COUNTY CENTER DRIVE - Temecula, CA 92390

5. You and your contractors(s) shall have all appropriate licenses and permits to perform this work, such as a C-57 for well drilling, County of Riverside well permits, South Coast Air Quality Management District permits, etc. Copies of these documents should be available for inspection by County personnel on request.

6. This report must be submitted to this office by August 8, 1991.

Should you have any questions concerning this matter, please contact me at (714) 358-5055.

Sincerely,

Doug Thompson
Hazardous Materials
Management Specialist

DT/cjm

cc:RWQCB

ATTACHMENT "FOUR B" TO
EXHIBIT "B" TO
WATER RESOURCES CONTROL BOARD
STANDARD AGREEMENT NO. 8-115-550-2

County of Riverside
Department of Health

State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program

Notice of Reimbursement

Site Code 91-579

Date First Reported 7/1/91

Site Name R.T. Lee Construction

Substance 12036

Address 7200 Hellman Ave.

Petroleum (x)Yes ( )No

City/State/Zip Corona, CA 91720

The following information has been provided to:

Responsible Party Contact Person Dan Hall

Responsible Party Contact Company R.T. Lee Construction

Address 7200 Hellman Ave.

City/State/Zip Corona, CA 91720

Whereas the federal Petroleum Leaking Underground Storage Tank Trust Fund provides funding to pay the local and state agency administrative and oversight costs associated with the cleanup of releases from underground storage tanks; and Whereas the Legislature has authorized funds to pay the local and state agency administrative and oversight costs associated with the cleanup of releases from underground storage tanks; and Whereas the direct and indirect costs of overseeing removal or remedial action at the above site are funded, in whole or in part, from the federal Trust Fund; and Whereas the above individual(s) or entity(ies) have been identified as the party or parties responsible for investigation and cleanup of the above site; YOU ARE HEREBY NOTIFIED that pursuant to Title 42 of the United States Code, Section 6991b(h)(6) and Section 25360 of the Health and Safety Code, the above Responsible Party or Parties shall reimburse the State Water Resources Control Board not more than 150 percent of the total amount of site specific oversight costs actually incurred while overseeing the cleanup of the above underground storage tank site, and the above Responsible Party or Parties shall make full payment of such costs within 30 days of receipt of a detailed invoice from the State Water Resources Control Board.

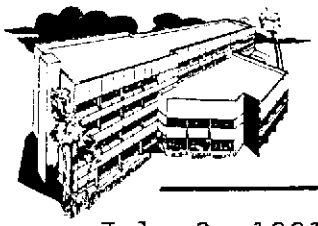
Contract Project Director:

Signature (714) 358-5055 Telephone Number

Date 7-3-91

STANDARD FORM UST03(7/90)

Dr. Sparks
Acting Director of Health
[redacted]
Phone:



COUNTY OF RIVERSIDE
DEPARTMENT OF HEALTH

4065 COUNTY CIRCLE DR. RIVERSIDE, CA. 92503
(Mailing Address–P.O. Box 7600 Riverside, CA. 92513-7600)
FAX (714) 358-4529

July 8, 1991 site 91-579

Mr. Dan Hall
R.T. Lee Construction
7200 Hellman Ave.
Corona, CA 91720

Dear Mr. Hall:

The purpose of this letter is to inform you that County of Riverside, Department of Health, Environmental Health Services Division, Hazardous Materials Branch has entered into an agreement with the State of California Water Resources Control Board to oversee the cleanup and mitigation of contaminated sites resulting from the unauthorized release of hazardous substances from underground storage tanks. The cleanup of these sites is necessary to protect the groundwaters of the state from contamination and to protect the public from exposure from hazardous chemicals.

The oversight program developed by the State and administered by the County is funded by State and Federal monies and is subject to reimbursement by the responsible parties for each specific site. The County will account for time and materials expended at each cleanup site. On a routine basis, the State will be provided with the amounts detailing the time and expenses. The State will then invoice the responsible party for all direct and indirect cost associated with the cleanup of the site.

Enclosed you will find the Notice of Reimbursement. This is the formal notification concerning the reimbursement requirements for the responsible party. If any of the information is incorrect or if you should have any questions, contact this office as soon as possible at (714) 358-5055.

Sincerely

Doug Thompson

Doug Thompson
Hazardous Materials Specialist

DT/cjm

cc:SWRCB
RWQCB

CINDRA ROWELL, B.S.N., M.B.A.
DEPUTY DIRECTOR OF HEALTH
PERSONAL HEALTH SERVICES

JOHN FANNING, R.E.H.S., M.P.A.
DEPUTY DIRECTOR OF HEALTH
ENVIRONMENTAL HEALTH SERVICES

R.L. NEIL, M.D., M.P.H.
ASST. DIRECTOR OF HEALTH

H.C. HOLK, D.V.M., M.P.H.
DEPUTY DIRECTOR OF HEALTH
SPECIAL SERVICES

HEALTH CENTERS

BANNING 3055 RAMSEY STREET – Banning, CA 92220 ● BLYTHE 283 NORTH BROADWAY – Blythe, CA 92225 ● CASA BLANCA 7240 MARGUERITA – Riverside, CA 92504 ● CORONA 505 SOUTH BUENA VISTA – Corona, CA 91720 ● HEMET 880 NORTH STATE STREET – Hemet, CA 92343 ● INDIO 46-209 OASIS STREET – Indio, CA 92201 ● LAKE ELSINORE 30195 FRASER DR. – Lake Elsinore, CA 92330 PALM SPRINGS 3111 TAHQUITZ-McCALLUM – Palm Springs, CA 92262 ● PERRIS 237 NORTH "D" ST. – Perris, CA 92370 ● RIVERSIDE 1520 LINDEN ST. – Riverside, CA. 92507 ● JURUPA 9415 MISSION BLVD. – Riverside, CA 92509 ● TEMECULA 41002 COUNTY CENTER DRIVE – Temecula, CA 92390

UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK) / CONTAMINATION SITE REPORT

EMERGENCY ☐ YES ☒ NO

HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED ? ☐ YES ☒ NO

REPORT DATE: 07/01/91 (M/D/Y) CASE #: 91-579

FOR LOCAL AGENCY USE ONLY

I HEREBY CERTIFY THAT I HAVE DISTRIBUTED THIS INFORMATION ACCORDING TO THE DISTRIBUTION SHOWN ON THE INSTRUCTION SHEET ON THE BACK PAGE OF THIS FORM.

SIGNED: Andy Panchek DATE: 7-1-91

REPORTED BY

NAME OF INDIVIDUAL FILING REPORT: Doug Thompson | PHONE: (714) 3585055 | SIGNATURE: Doug Thompson

REPRESENTING: ☐ OWNER/OPERATOR ☐ REGIONAL BOARD ☒ LOCAL AGENCY ☐ OTHER

COMPANY OR AGENCY NAME: Riverside County Health

ADDRESS: 4065 County Circle Dr. (STREET) | Riverside (CITY) | CA (STATE) | 92503 (ZIP)

RESPONSIBLE PARTY

NAME: ☒ UNKNOWN | CONTACT PERSON: Dan Hall | PHONE: (714) 7377530

ADDRESS: 7200 Hellman Ave (STREET) | Corona (CITY) | CA (STATE) | 91720 (ZIP)

SITE LOCATION

FACILITY NAME (IF APPLICABLE): R.T. Lee Construction | OPERATOR: | PHONE: (714) 7377530

ADDRESS: 7200 Hellman Ave (STREET) | Corona (CITY) | Riverside (COUNTY) | 91720 (ZIP)

CROSS STREET:

IMPLEMENTING AGENCIES

LOCAL AGENCY: Riverside County Health | AGENCY NAME: | CONTACT PERSON: Doug Thompson | PHONE: (714) 3585055

REGIONAL BOARD: Santa Ana | PHONE: (714) 7824130

SUBSTANCES INVOLVED

(1) NAME: motor vehicle fuel | QUANTITY LOST (GALLONS): ☒ UNKNOWN

(2) ☐ UNKNOWN

DISCOVERY/ABATEMENT

DATE DISCOVERED: 05/30/91 (M/D/Y) | HOW DISCOVERED: ☐ INVENTORY CONTROL ☐ SUBSURFACE MONITORING ☐ NUISANCE CONDITIONS ☐ TANK TEST ☒ TANK REMOVAL ☐ OTHER

DATE DISCHARGE BEGAN: ☒ UNKNOWN

HAS DISCHARGE BEEN STOPPED ? ☒ YES ☐ NO IF YES, DATE: 05/30/91 (M/D/Y)

METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY)

☐ REMOVE CONTENTS ☒ CLOSE TANK & REMOVE ☐ REPAIR PIPING ☐ REPAIR TANK ☐ CLOSE TANK & FILL IN PLACE ☐ CHANGE PROCEDURE ☐ REPLACE TANK ☐ OTHER

SOURCE/CAUSE

SOURCE OF DISCHARGE: ☒ TANK LEAK ☐ UNKNOWN ☐ PIPING LEAK ☐ OTHER

CAUSE(S): ☐ OVERFILL ☐ RUPTURE/FAILURE ☐ SPILL ☐ CORROSION ☒ UNKNOWN ☐ OTHER

CASE TYPE

CHECK ONE ONLY: ☒ UNDETERMINED ☐ SOIL ONLY ☐ GROUNDWATER ☐ DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)

CURRENT STATUS

CHECK ONE ONLY

☒ NO ACTION TAKEN ☐ PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED ☐ POLLUTION CHARACTERIZATION ☐ LEAK BEING CONFIRMED ☐ PRELIMINARY SITE ASSESSMENT UNDERWAY ☐ POST CLEANUP MONITORING IN PROGRESS ☐ REMEDIATION PLAN ☐ CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) ☐ CLEANUP UNDERWAY

REMEDIAL ACTION

CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS)

☐ EXCAVATE & DISPOSE (ED) ☐ REMOVE FREE PRODUCT (FP) ☐ ENHANCED BIO DEGRADATION (IT) ☐ CAP SITE (CD) ☐ EXCAVATE & TREAT (ET) ☐ PUMP & TREAT GROUNDWATER (GT) ☐ REPLACE SUPPLY (RS) ☐ CONTAINMENT BARRIER (CB) ☐ NO ACTION REQUIRED (NA) ☐ TREATMENT AT HOOKUP (HU) ☐ VENT SOIL (VS) ☐ VACUUM EXTRACT (VE) ☒ OTHER (OT) Waiting for site assessment work plan

COMMENTS

INSTRUCTIONS

EMERGENCY
Indicate whether emergency response personnel and equipment were involved at any time. If so, a Hazardous Material Incident Report should be filed with the State Office of Emergency Services (OES) at 2800 Meadowview Road, Sacramento, CA 95832. Copies of the OES report form may be obtained at your local underground storage tank permitting agency. Indicate whether the OES report has been filed as of the date of this report.

LOCAL AGENCY ONLY
To avoid duplicate notification pursuant to Health and Safety code Section 25180.5, a government employee should sign and date the form in this block. A signature here does not mean that the leak has been determined to pose a significant threat to human health or safety, only that notification procedures have been followed if required.

REPORTED BY
Enter your name, telephone number, and address. Indicate which party you represent and provide company or agency name.

RESPONSIBLE PARTY
Enter name, telephone number, contact person, and address of the party responsible for the leak. The responsible party would normally be the tank owner.

SITE LOCATION
Enter information regarding the tank facility. At a minimum, you must provide the facility name and full address.

IMPLEMENTING AGENCIES
Enter names of the local agency and Regional Water Quality Control Board involved.

SUBSTANCES INVOLVED
Enter the name and quantity lost of the hazardous substance involved. Room is provided for information on two substances if appropriate. If more than two substances leaked, list the two of most concern for cleanup.

DISCOVERY/ABATEMENT
Provide information regarding the discovery and abatement of the leak.

SOURCE/CAUSE
Indicate source(s) of leak. Check box(es) indicating cause of leak.

CASE TYPE
Indicate the case type category for this leak. Check one box only. Case type is based on the most sensitive resource affected. For example, if both soil and ground water have been affected, case type will be "Ground Water". Indicate "Drinking Water" only if one or more municipal or domestic water wells have actually been affected. A "Ground Water" designation does not imply that the affected water cannot be, or is not, used for drinking water, but only that water wells have not yet been affected. It is understood that case type may change upon further investigation.

CURRENT STATUS
Indicate the category which best describes the current status of the case. Check one box only. The response should be relative to the case type. For example, if case type is "Ground Water", then "Current Status" should refer to the status of the ground water investigation or cleanup, as opposed to that of soil. Descriptions of options follow:

No Action Taken - No action has been taken by responsible party beyond initial report of leak.
Leak Being Confirmed - Leak suspected at site, but has not been confirmed.
Preliminary Site Assessment Workplan Submitted - workplan/proposal requested of/submitted by responsible party to determine whether ground water has been, or will be, impacted as a result of the release.
Preliminary Site Assessment Underway - implementation of workplan.
Pollution Characterization - responsible party is in the process of fully defining the extent of contamination in soil and ground water and assessing impacts on surface and/or ground water.
Remediation Plan - remediation plan submitted evaluating long term remediation options. Proposal and implementation schedule for appropriate remediation options also submitted.
Cleanup Underway - implementation of remediation plan.
Post Cleanup Monitoring in Progress - periodic ground water or other monitoring at site, as necessary, to verify and/or evaluate effectiveness of remedial activities.
Case Closed - regional board and local agency in concurrence that no further work is necessary at the site.

IMPORTANT: THE INFORMATION PROVIDED ON THIS FORM IS INTENDED FOR GENERAL STATISTICAL PURPOSES ONLY AND IS NOT TO BE CONSTRUED AS REPRESENTING THE OFFICIAL POSITION OF ANY GOVERNMENTAL AGENCY

REMEDIAL ACTION
Indicate which action have been used to cleanup or remediate the leak. Descriptions of options follow:

Cap Site - install horizontal impermeable layer to reduce rainfall infiltration.
Containment Barrier - install vertical dike to block horizontal movement of contaminant.
Excavate and Dispose - remove contaminated soil and dispose in approved site.
Excavate and Treat - remove contaminated soil and treat (includes spreading or land farming).
Remove Free Product - remove floating product from water table.
Pump and Treat Groundwater - generally employed to remove dissolved contaminants.
Enhanced Biodegradation - use of any available technology to promote bacterial decomposition of contaminants.
Replace Supply - provide alternative water supply to affected parties.
Treatment at Hookup - install water treatment devices at each dwelling or other place of use.
Vacuum Extract - use pumps or blowers to draw air through soil.
Vent Soil - bore holes in soil to allow volatilization of contaminants.
No Action Required - incident is minor, requiring no remedial action.

COMMENTS - Use this space to elaborate on any aspects of the incident.

SIGNATURE - Sign the form in the space provided.

DISTRIBUTION
If the form is completed by the tank owner or his agent, retain the last copy and forward the remaining copies intact to your local tank permitting agency for distribution.
1. Original - Local Tank Permitting Agency
2. State Water Resources Control Board, Division of Clean Water Programs, Underground Storage Tank Program, P.O. Box 944212, Sacramento, CA 94244-2120
3. Regional Water Quality Control Board
4. Local Health Officer and County Board of Supervisors or their designee to receive Proposition 65 notifications.
5. Owner/responsible party.

UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK) / CONTAMINATION SITE REPORT

EMERGENCY ☐ YES ☒ NO

HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? ☐ YES ☒ NO

REPORT DATE (M M D D Y Y)

CASE #

FOR LOCAL AGENCY USE ONLY
I HEREBY CERTIFY THAT I AM A DESIGNATED GOVERNMENT EMPLOYEE AND THAT I HAVE REPORTED THIS INFORMATION TO LOCAL OFFICIALS PURSUANT TO SECTION 25180.7 OF THE HEALTH AND SAFTY CODE.

SIGNED DATE

REPORTED BY

NAME OF INDIVIDUAL FILING REPORT: Dan Hall

PHONE: (714) 737-7530

SIGNATURE: Dan Hall

REPRESENTING ☒ OWNER/OPERATOR ☐ REGIONAL BOARD ☐ LOCAL AGENCY ☐ OTHER

COMPANY OR AGENCY NAME: R.T. Lee Const.

ADDRESS: 7200 STREET Hellman Ave. CITY Corona STATE Ca. ZIP 91720

RESPONSIBLE PARTY

NAME: R.T. Lee Const ☐ UNKNOWN

CONTACT PERSON: Dan Hall

PHONE: (714) 737-7530

ADDRESS: 7200 STREET Hellman Ave CITY Corona STATE Ca. ZIP 91720

SITE LOCATION

FACILITY NAME (IF APPLICABLE): R.T. Lee Const.

OPERATOR:

PHONE: ( )

ADDRESS: 7200 STREET Hellman Ave. CITY Corona COUNTY Riverside ZIP 91720

CROSS STREET: Pine Ave

IMPLEMENTING AGENCIES

LOCAL AGENCY AGENCY NAME:

CONTACT PERSON:

PHONE: ( )

REGIONAL BOARD: SANTA ANA

PHONE: ( )

SUBSTANCES INVOLVED

	NAME	QUANTITY LOST (GALLONS)
(1)	leaded gas (pre-1971)	☒ UNKNOWN
(2)	unleaded gas (post-1971)	☒ UNKNOWN

DISCOVERY/ABATEMENT

DATE DISCOVERED: 03 27 91

HOW DISCOVERED: ☒ TANK TEST ☐ INVENTORY CONTROL ☐ SUBSURFACE MONITORING ☐ NUISANCE CONDITIONS ☐ TANK REMOVAL ☐ OTHER

DATE DISCHARGE BEGAN: ☒ UNKNOWN

HAS DISCHARGE BEEN STOPPED? ☒ YES ☐ NO IF YES, DATE 05 30 91

METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY)
☒ REMOVE CONTENTS ☐ REPLACE TANK ☐ CLOSE TANK ☐ REPAIR TANK ☐ REPAIR PIPING ☐ CHANGE PROCEDURE ☐ OTHER REMOVED TANK

SOURCE/CAUSE

SOURCE OF DISCHARGE: ☒ TANK LEAK ☐ UNKNOWN ☐ PIPING LEAK ☐ OTHER

CAUSE(S): ☐ OVERFILL ☐ RUPTURE/FAILURE ☐ SPILL ☐ CORROSION ☒ UNKNOWN ☐ OTHER

CASE TYPE

CHECK ONE ONLY
☒ UNDETERMINED ☐ SOIL ONLY ☐ GROUNDWATER ☐ DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)

CURRENT STATUS

CHECK ONE ONLY
☐ NO ACTION TAKEN ☒ LEAK BEING CONFIRMED ☐ REMEDIATION PLAN ☐ PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED ☐ PRELIMINARY SITE ASSESSMENT UNDERWAY ☐ CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) ☐ POLLUTION CHARACTERIZATION ☐ POST CLEANUP MONITORING IN PROGRESS ☐ CLEANUP UNDERWAY

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☐ CAP SITE (CD) ☐ CONTAINMENT BARRIER (CB) ☐ VACUUM EXTRACT (VE) ☐ EXCAVATE & DISPOSE (ED) ☐ EXCAVATE & TREAT (ET) ☐ NO ACTION REQUIRED (NA) ☐ OTHER (OT) ☐ REMOVE FREE PRODUCT (FP) ☐ PUMP & TREAT GROUNDWATER (GT) ☐ TREATMENT AT HOOKUP (HU) ☐ ENHANCED BIO DEGRADATION (IT) ☐ REPLACE SUPPLY (RS) ☐ VENT SOIL (VS)

COMMENTS

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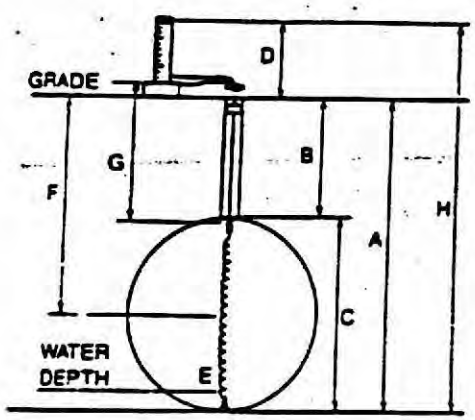
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3. Regional Water Quality Control Board
4. County Board of Supervisors or designee to receive Proposition 65 notifications.
5. Owner/responsible party.

TOXGUARD SYSTEMS, INC.

795 South Lugo Avenue • San Bernardino, California 92408 • (714) 884-9002
— Los Angeles, California • (213) 385-8124 —

Time (Military)	Reading No.	PRODUCT MONITORING ON LLR				Product +Gain -Loss	TEMPERATURE COMPENSATION A					TEMPERATURE COMPENSATION B					NET VOL CHANGE	
		Start	End	+Gain -Loss	X Factor A		Start	End	+Gain -Loss	X Factor B	+Expansion -Contraction	Start	End	+Gain -Loss	X Factor B	+Expansion -Contraction		LLR
40	1	70	35	-35	.0012	-0420	(63) 988	991	+003	.6761	+0020						-0440	
45	2	78	49	-29		-0348	991	989	-002		-0014						-0334	
50	3	49	11	-38		-0456	989	987	-002		-0014						-0442	
55	4	62	34	-28		-0336	987	985	-002		-0014						-0322	
00	5	34	0	-34		-0408	985	986	+001		+0007						-0415	
05	6	75	46	-29		-0348	986	984	-002		-0014						-0334	
10	7	46	8	-38		-0456	984	984	+000		+0000						-0456	
15	8	60	35	-25		-0300	984	986	+002		+0014						-0314	
20	9	35	2	-33		-0396	986	986	+000		+0000						-0396	
25	10	71	35	-36		-0432	986	988	+002		+0014						-0427	
30	11	35	0	-35		-0420	988	989	+001		+0007							
35	12						989											
40	13			Stopped test at 1150 hrs														
45	14																	
50	15																	
55	16																	
00	17																	
05	18																	
10	19																	
15	20																	



A. Tank Bot. to Grade	89 "
B. Tank Top to Grade	36 "
C. Tank Diameter	48 "
D. Test Level above grade	80 "
E. Depth of water in tank	0 "
F. Depth for taking sample	80 "
G. Temp. Probe depth (connector)	38 "
H. Test level to Tank Bot.	164 "
I. Groundwater above tank bottom	0 "
J. Product Pressure per 1" height	.026 PSI

Test Pressure Formula

164 (H) × .026 (J) − (0 (I) × .036) = 4.264 NET TEST PRESSURE

Send Report to:
Client RT Lee Construction
Address 7200 Hellman Avenue
City, State Corona Ca 91720
Phone (714) 727-7530
Attn: Dan Hall

CERTIFICATION This is to certify that this tank system was tested on date shown. Those indicated "Tight" meet the criteria established by the National Fire Protection Association Pamphlet 329.

Tank No. 1 South
Tight NO
Leakage Indicated
Technician Scott Bouchard 92 [illegible]
Date Tested 3-27-91

DATA CHART FOR TANK SYSTEM TIGHTNESS TEST

(EZY CHEK)

35 65.979 / 991 / 65 / 0
50 991 / 993 / 75 / 0
01 / 69 / 0 01
60 16
14 65 / 0 - 50 26

261 70 / 141

CLIENT
NAME OF SUPPLIER
OWNER OR DEALER RT LEE Construction
ADDRESS (NO. & STREET) 7200 Hellman Avenue
CITY AND STATE Corona Cal 91720

DATE OF TEST 3-27-91
WEATHER Cloudy
TEMPERATURE 60's

TANK INFORMATION
CAPACITY (NOMINAL) 1000 GALS.
CAPACITY (CHART) 1000 GALS.
DIMENSIONS: DIAMETER
LENGTH -

SIZE OF FILL OR TEST OPENING 2" IN.
TOP OFF TIME GALLONS
NUMBER OF GALLONS ADDED TO START TEST 3
TANK NO. 1 South
INCHES OF WATER - BEFORE TEST 0 " AFTER TEST "

CONTENTS (PRODUCT) Regular
TANK MATERIAL Steel
APPROX. AGE 30+
PUMP SYSTEM (TYPE) Suction

TEST CALIBRATION
SIZE OF CAL BAR OR ML'S ADDED .025 - 21.33 (ALM) = .0011 718 75 (FACTOR A)

LINE MOVEMENT
1 ____ to ____ = 21 LINES
2 ____ to ____ = 33 LINES
3 ____ to ____ = 21 LINES
TOTAL 64 LINES ÷ 3 = 21.33 (ALM) LINES

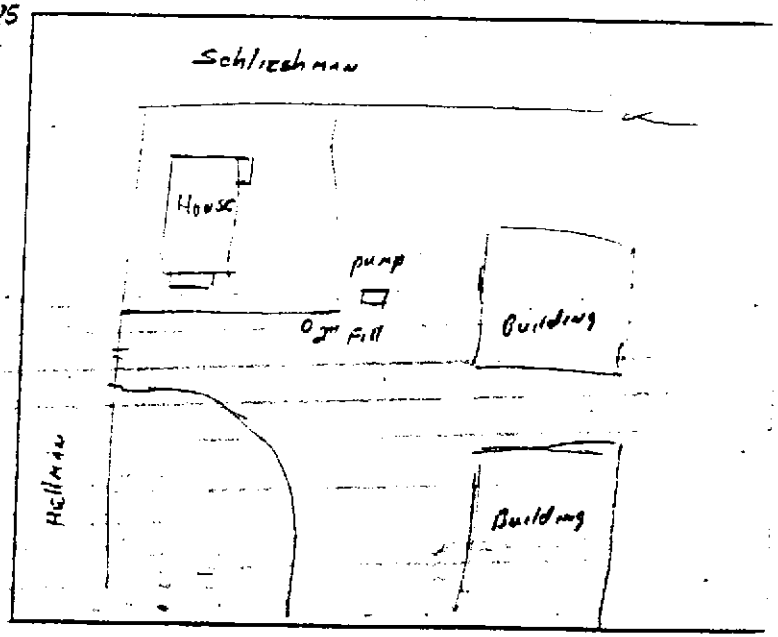
END OF TEST CALIBRATION
SIZE OF CAL BAR OR ML'S ADDED .025 - ____ (ALM) = ____ (FACTOR A)

LINE MOVEMENT
1 ____ to ____ = ____ LINES
2 ____ to ____ = ____ LINES
3 ____ to ____ = ____ LINES
TOTAL ____ LINES ÷ 3 = ____ (ALM) LINES

MEASURED API SPECIFIC GRAVITY 57.9
PRODUCT TEMPERATURE 58 164 - 6
API SPECIFIC GravITY @ 60° F ____ (FROM TABLE A)
COEFFICIENT OF EXPANSION ____ (FROM TABLE B)

1000 C.D.E. × 1479 TOTAL CAPACITY (GAL.) = 676 1325 2 VOL. CHANGE° F (FACTOR B)

TANK LAYOUT



Scott Barnhart 92-1301/0198 3-27-91
TECHNICIAN(S) DATE

910

COUNTY OF RIVERSIDE, DEPARTMENT OF HEALTH
ENVIRONMENTAL HEALTH SERVICES DIVISION
HAZARDOUS MATERIALS BRANCH

UNDERGROUND STORAGE TANK PERMIT FOR CLOSURE

TYPE OF PERMIT

Removal	(X)
Abandonment in Place	( )
Temporary Closure	( )

1333 250.00
TOTAL 250.00
CHECK 250.00
CHANGE 0.00

This permit shall not be construed as to allow the violation of any law, nor does it prevent further corrections of errors found on the application, plans, or at the site. Plans must be resubmitted for approval if any additional changes are made by the applicant.

0309
03/28/91 13:36
JDT

In addition to this permit, all applicable permits required by the local fire department, building department, and the air quality management district must be obtained and should be available for review at the closure site.

All tank closures must, at a minimum, comply with the California Underground Storage Tank Regulations and the appropriate section of the California Health & Safety Code.

R. T. Lee Construction Company has applied for and is granted a permit to
Owner/Contractor/Applicant

Remove **1** underground storage tank(s) at
Remove/Abandon/Temp. Close — No.

R. T. Lee Construction Company located at
Facility Name

7200 Hellman Ave. in **Corona**, California.
Street Address — City/Town

Underground tank closure inspections **must be scheduled five (5) business days in advance.** Telephone (714) 358-5055.

Permit Approved By	**3-28-91** Date	**91-094** Plan Check #

*This Permit for Closure is VALID FOR 90 DAYS from the date of approval. If no reasonable action is taken within that period, the applicant will be required to reapply for a closure permit with all pertinent fees associated.

COUNTY OF RIVERSIDE, DEPARTMENT OF HEALTH

UNDERGROUND STORAGE TANK CLOSURE/ABANDONMENT APPLICATION

Application for closure or abandonment of Underground Storage Tanks. Applicant may submit a copy of the removal plans. All fees are NON REFUNDABLE and payable when the plans are submitted with this application.

91-094
PLAN CHECK NUMBER

NAME OF FACILITY	ADDRESS OF FACILITY (CITY)	PHONE NUMBER
R.T. Lee Const. Co	7200 Hellman Ave Corona	714-737-7530
NAME OF OWNER	ADDRESS OF OWNER	PHONE NUMBER
NAME OF OPERATOR	ADDRESS OF OPERATOR	PHONE NUMBER
NAME OF CONTRACTOR/CONTACT PERSON	ADDRESS OF CONTRACTOR	PHONE NUMBER
CONTRACTORS LICENSE TYPE & NUMBER		
B-1 General		

ANSWER THE FOLLOWING QUESTIONS DESCRIBING THE TANKS TO BE CLOSED OR ABANDONED. IF YOU HAVE MORE THAN FOUR (4) TANKS, PROVIDE INFORMATION ON ADDITIONAL APPLICATION FORM.

	TANK 1	TANK 2	TANK 3	TANK 4
SINGLE/DOUBLE WALL TANK	single			
TANK IN USE (YES/NO)	yes			
IS TANK SUSPECTED OF LEAKING (YES/NO)	yes			
AGE OF TANK (YEARS)	30 years			
CONSTRUCTION MATERIAL OF TANK(S)	steel			
HAZARDOUS SUBSTANCE STORAGE HISTORY	Gas			

Check the method of closure to be performed:

REMOVAL ( )

ABANDONMENT (✓)

TEMPORARY CLOSURE ( )

DATES FOR WHICH THE TANKS ARE TO BE TEMPORARILY CLOSED (IF APPLICABLE).

NAME OF PERSON TO CONTACT IN AN EMERGENCY	24 HOUR EMERGENCY PHONE NUMBER
Dan Hall	714-737-7530

APPLICANT NAME	APPLICANT SIGNATURE	DATE OF APPLICATION
Dan Hall	Dan Hall	3-28-91

PLEASE MAKE YOUR CHECK PAYABLE TO THE COUNTY OF RIVERSIDE

CLOSURE/ABANDONMENT FEE

FIRST TANK _____ $250.00
EACH ADDITIONAL TANK_ $100.00
REINSPECTION FEE ____ $ 50.00

AMOUNT ATTACHED $ 250. .00

TRANSACTION NO. 0309

DOH-HEH-008 (Rev. 2/91)

COUNTY OF RIVERSIDE, DEPARTMENT OF HEALTH
HAZARDOUS MATERIALS
MANAGEMENT BRANCH

No. 96579

Page ___ of ___ pages

EMERGENCY RESPONSE, COMPLAINT, INVESTIGATION

Date July 1, 1991

Time 2:30 a.m. ____ p.m. ✓

STATE P.O. # ____

TOTAL TIME SPENT ON INCIDENT ____ Hours/Min.

SUBJECT: Emergency Response ____
Waste Generators ____
Underground Storage Tanks ____
Response Plans/Inventory ____
Other ____

SPECIALIST ASSIGNED: ____

PRELIMINARY COMPLAINT REVIEWED BY: ____

AGAINST OR ABOUT:

Name R. T. Lee Construction Telephone ( ) 737 7530

Address 7200 Hellman Ave City Corona 91720

Nearest Cross Street ____

PERSON REPORTING:

Name Doug Thompson Telephone ( ) 3585055

Address ____ City ____

SUBJECT DESCRIPTION (including material, type, amount, location):

Unauthorized release from underground storage tank

COMPLAINT RECEIVED BY (CLERK/SPECIALIST) DT

OTHER AGENCIES NOTIFIED: ____

DISPOSITION OF CASE: Date ____

DOH-HEH - 001 (Rev. 3/87) Distribution: ORIGINAL-Specialist: COPY-Supervisor

Street ↑



RT Lee Construction North →
91-579 tank removal site
7-11-91



A Geological Systems
Evaluation Company

November 14, 1991

County of Riverside
Department of Health
P. O. Box 7600
Riverside, CA 92513-7600

Attn: Mr. Doug Thompson

Re: Site Mitigation
R.T. Lee Construction
7200 Hellman Avenue
Corona, CA 91710
Chino Subsurface Investigation
Site 91-579

In order to mitigate gasoline contamination in soils beneath a former underground fuel storage tank at the above referenced location, GEO SEC, INC. proposes a program of remediation by discovery. Such a program consists of the following:

I. EXCAVATION:

Appropriate excavation machinery (eg. large backhoe) will be used to excavate all soils with indications of product contamination from the previously delineated contamination zone. A geologist will be on-site directing the excavation and monitoring the excavated materials with an organic vapor analyzer. When all soils with indications of excessive product contamination have been removed, confirmation soil sampling will be conducted. The LUFT Leaching Potential Analysis, as applicable to this site, is attached.

While excavation activities are occurring, volatile organic constituents (VOC) emissions will be controlled by lightly spray-misting the excavation walls and the excavated materials. All excavated soils will be stockpiled on-site, on and covered with visquene.

II. CONFIRMATION SAMPLING, EXCAVATION:

When all soils with indications of excessive product contamination have been removed, soil samples will be

237 South Waterman Avenue • San Bernardino, California 92408 • Telephone 714 • 885 • 7002 Fax 714 • 885 • 7047
Contractors License A-553388 B&C57-553724

obtained on 10' centers around the excavation perimeter walls and bottom to ascertain that acceptable limits have been attained. These samples will be obtained by driving clean brass tubes into excavated materials in the excavation bucket. The tubes will be sealed with Teflon, capped with plastic end caps, refrigerated and submitted to a CSDHS Certified Laboratory. The samples will be analyzed for the known contaminants utilizing EPA method 8015 modified for gasoline and 8020.

III. EXCAVATED SOIL DISPOSAL:

In order to adequately characterize the excavated, stockpiled soil for proper disposal, one (1) composited soil sample will be collected from each 10 cubic yards of excavated soil and submitted for laboratory analyses using EPA method 8015 modified and 8020. The laboratory analytical results and the volume of excavated soil will determine the ultimate disposal location.

All appropriate regulatory agency approvals are obtained prior to disposal of contaminated soils.

Should you have question regarding any of the above information, please contact one of the undersigned at (714) 885-7072.

Terri Tharp
Project Geologist

Donald R. Chance
Senior Project Director
California Registered
Environmental Assessor No.00203

TT/rm
mitigate.lee

Table 2-1
Leaching Potential Analysis for Gasoline and Diesel
Using Total Petroleum Hydrocarbons(TPH)
and Benzene, Toluene, Xylene and Ethylbenzene (BTX&E)

The following table was designed to permit estimating the concentrations of TPH and BTX&E that can be left in place without threatening ground water. Three levels of TPH and BTX&E concentrations were derived (from modeling) for sites which fall into categories of low, medium or high leaching potential. To use the table, find the appropriate description for each of the features. Score each feature using the weighting system shown at the top of each column. Sum the points for each column and total them. Match the total points to the allowable BTX&E and TPH levels.

SITE FEATURE	SCORE	SCORE 10 PTS IF CONDITION IS MET	SCORE	SCORE 9 PTS IF CONDITION IS MET	SCORE	SCORE 5 PTS IF CONDITION IS MET
Minimum Depth to Ground Water from the Soil Sample (feet)		>100		51-100	5	25-50\1 ≥ 50'
Fractures in subsurface (applies to foothills or mountain areas)	10	(None)		Unknown		Present
Average Annual Precipitation (inches)		<10	9	(10-25) ≥ 14"		26-40\2
Man-made conduits which increase vertical migration of leachate	10	(None)		Unknown		Present
Unique site features: recharge area, coarse soil, nearby wells, etc	10	(None) CLAYEY SOIL		At least one		More than one
COLUMN TOTALS→TOTAL PTS	30	+	9	+	5	= 44
RANGE OF TOTAL POINTS	49pts or more		(41 - 48 pts)		40pts or less	
MAXIMUM ALLOWABLE B/T/X/E LEVELS (PPM)	1/50/50/50		(.3/.3/1/1)		NA\3	
MAXIMUM ALLOWABLE TPH LEVELS (PPM) GASOLINE	1000		(100)		10	
MAXIMUM ALLOWABLE TPH LEVELS (PPM) DIESEL	10000		1000		100	

\1 If depth is greater than 5 ft. and less than 25 ft., score 0 points.
If depth is 5 ft. or less, this table should not be used.
\2 If precipitation is over 40 inches, score 0 points.
\3 Levels for BTX&E are not applicable at a TPH concentration of 10ppm (gasoline) or 100ppm (diesel) (For explanation see step 6, page 27.)

Source: LUFT Manual, October 1989

RECEIVED
DEC 0 6 1991

MJA CONSULTING, INC.

"Protecting America's Environment"
2081 Steiger Lane
Oceanside, California 92056
(619) 722-8544 FAX (619) 754-2778

November 21, 1991

Dan Hall
R.T. Lee Construction
7200 Hellman Avenue
Corona, California 91720

SUBJECT: WORK PLAN: SUBSURFACE INVESTIGATION AND SOIL REMEDIATION at R.T. Lee Construction, 7200 Hellman Avenue, Corona, California.

Mr. Hall:

Pursuant to our telephone conversation I have prepared a work plan and enclosed a copy of our health and safety plan for the above-referenced facility. Additional information regarding disposal facilities will be presented upon formal acceptance of our proposal and cost estimate dated October 21, 1991. Several disposal sites are being considered but final acceptance is contingent upon EPA metal testing. I anticipate that this project can be completed within a 3 day time frame.

WORK PLAN

Pursuant to California Health and Safety Code Section 25298 and based on an investigation conducted by Geo-Sec, remediation of existing hydrocarbon contamination in the soil beneath the above-referenced facility has been deemed necessary.

The proposed site characterization presented in this work plan is intended to remove existing soil contamination from the property. Based on the investigation conducted by Geo-Sec it has been estimated that approximately 46 tons of nonhazardous, hydrocarbon contaminated soil will need to be removed from the subject property (loss of liability dependent on EPA metal testing). If the proposed remediation operations demonstrate that soil contamination extends to offsite areas, additional field investigation may be necessary to define the extent of contamination prior to completing the remediation process.

The proposed scope of work will be performed in two phases. Phase I will consist of excavation and analysis and Phase II will consist of data evaluation and removal/disposal of contaminated soil. The phased approach allows for full site characterization, including any additional field activities that may be necessary, prior to data evaluation and preparation of the report.

We propose to excavate a section (as defined in Figure 12 of Geo-Secs report) to a depth of approximately 15 feet below grade. The excavation will remove existing contamination and define lateral and vertical boundaries.

The following work elements will be implemented at the site:

1) Excavate to a depth approximately 15 feet below grade (additional sampling and analyses may be necessary below 15 feet).
2) Collect and classify relatively undisturbed soil samples.
3) Describe subsurface conditions at the site as revealed.
4) Submit the deepest unsaturated soil samples collected and additional selected soil samples to a onsite state certified mobile laboratory to be analyzed for hydrocarbon constituents.
5) Remove contaminated soil from the facility to a pre-approved disposal site.
6) Interpret field and laboratory data and prepare a report summarizing our findings, conclusions and recommendations.

HYDROGEOLOGY

Based on information received from the State of California Regional Water Quality Control Board, groundwater is estimated at approximately 50 feet below ground level. This depth is subject to seasonal fluctuations and at times of high water may be shallower. Evaluation of groundwater contamination will be dependent upon the results of the current proposed soil investigation and is not included in this phase of remediation.

SOIL SAMPLING

Soil samples will be collected in strata where there are indications of the possible presence of petroleum hydrocarbon. Soil samples will typically not be collected below the groundwater table.

The soils encountered during excavation will be classified by the field engineer and recorded. Soil samples will be collected by hammering a brass tube into the soil. The samples will be then be sealed with aluminum foil, plastic caps and airtight tape. To minimize the potential for volatilization of organic compounds, soil samples for chemical analysis will not be extruded from the sample sleeves in the field and will not be used for field screening purposes. Soil samples for chemical analysis will be labeled, placed on ice, and delivered to the onsite mobile laboratory that is state certified to perform the types of analysis requested. Chain of Custody procedures will be followed during the project.

Sampling equipment that will be in direct contact with soil samples for chemical analysis will be thoroughly cleaned prior to introduction to the soil by scrubbing in a detergent solution. The equipment will then be rinsed in potable water and given a final water rinse.

This cleaning procedure will be repeated between successive sampling attempts to avoid cross-contamination at different depth intervals.

The general strategy for the selection of sampling locations and depth is consistent with the Leaking Underground Fuel Tank (LUFT) guidelines developed by the California Department of Water Resources (May 1988) and other guidelines and regulations developed by the Department of Health Services (DHS) and the California Regional Water Quality Control Board (RWQCB).

ANALYTICAL METHODS

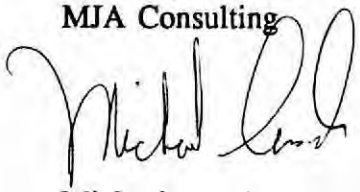
Soil samples selected will be analyzed for Total Petroleum Hydrocarbons (TPH) and the purgeable aromatic hydrocarbons benzene, ethylbenzene, toluene and total xylene isomers (BETX) using Environmental Protection Agency (EPA) methods 8015 modified and 8020 respectively. Detection limits defined by federal, state and local regulatory agencies for the tests requested will be used and stated on the laboratory reports.

REPORT PREPARATION

A report summarizing the soil stratigraphy, field and laboratory procedures, laboratory results, disposal manifests, and recommendations for further work, if needed, will be supplied to R.T. Lee Construction. Information gathered during this phase will be considered confidential and released only upon the authorization of R.T. Lee Construction. All work conducted will be under the supervision of an appropriate registered professional (registered geologist or professional engineer). The final report will also be signed by an appropriate registered professional.

Should you need additional information regarding this project please contact the undersigned at your earliest convenience.

Sincerely:
MJA Consulting



Michael Anselmo
Engineering Manager
Registered California Environmental Assessor # 2010

MINIMAL HEALTH AND SAFETY PLAN FOR ON-SITE ACTIVITIES

Section I: Evaluation of Potential Hazards

Chemicals of Concern - Leaded and Unleaded Gasoline - Material Safety Data Sheets attached.

Section II: M
onitoring Instruments

On-site State-Certified mobile laboratory provided.

Section III: Personal Protective Equipment

Hardhat, safety glasses or goggles, steel to/shank shoes or boots.

Section IV: On-site Protective Equipment

Fire extinguisher, barricades.

Section V: Emergency Information

Hospital - Riverside General Hospital
9851 Magnolia Avenue
Riverside, California 92503
(714) 358-7100

Police - 911

Health and Safety Director - Michael Anselmo

CODE OF SAFE PRACTICE

1. All persons shall follow these safe practice rules, render every possible aid to safe operations and report all unsafe conditions or practices to the health and safety director.

2. The health and safety director shall insist on employees and subcontractors observing and obeying every rule, regulation and order as is necessary to the safe conduct of the work, and shall take such action as is necessary to obtain observance.

3. Anyone known to be under the influence of drugs or intoxicating substances which impair the employee's ability to safely perform the assigned duties shall not be allowed on the job while in that condition.

4. Work shall be well planned and supervised to prevent injuries in the handling of materials and in working together with the equipment.

5. No one shall knowingly be permitted or required to work while the employee's ability or alertness is so impaired by fatigue, illness or other causes that might unnecessarily expose the employee or others to injury.

6. Employees shall not enter manholes, underground vaults, chambers, tanks, silos or other similar places that receive little ventilation, unless it has been determined that it is safe to enter.

7. Employees shall be instructed to ensure that all guards and other protective devices are in proper places and adjusted, and shall report deficiencies promptly to the health and safety director.

8. Workers shall not handle or tamper with any electrical equipment, machinery or air or water lines in a manner not within the scope of their duties, unless they have received instructions from the health and safety director.

9. All injuries shall be reported promptly to the health and safety director so that arrangements can be made for medical or first aid treatment.

10. Inappropriate footwear or shoes with thin or badly worn soles shall not be worn.

11. Employees shall cleanse thoroughly after handling hazardous substances and follow special instructions from the health and safety director.

12. Gasoline shall not be used for cleaning purposes.

13. No burning, welding or other source of ignition shall be applied to any enclosed tank or vessel, even if there are openings, until it has first been determined that no possibility of explosion exists and authority for the work is obtained from the health and safety director.

14. All tools and equipment shall be maintained in good condition.

15. Only appropriate tools shall be used for the job.

16. Damaged tools or equipment shall be removed from service and tagged "DEFECTIVE".

17. Wheelbarrows shall not be pushed with handles in an upright position.

18. Portable electric tools shall not be lifted or lowered by means of the power cord. Ropes shall be used.

19. Electric cords shall not be exposed to damage from vehicles.

RECEIVED
DEC 06 1991
RIVERSIDE CO.
DEPT.

RT Lee Construction 91 579

10-31-91 737-7530 Dan Hall not in 8AM phoned at 1:30 and told him that the consultant Michal Anselmo has worked on other jobs in Riverside County and has demenstrated good standing.

11-13-91 Don Hall left message to call 916-739 2475

11-14-91 phone meeting w/ Don Hall to inform him of small business grant. Also discuss options he was considering for soil disposal

12-10-91 called Don Hall (737 7530) to inquire which work plan RT Lee construction was going to accept. He indicated to me that the one from GeoSea rather than MJA consult was preferred.

1-13-92 Contacted Don Hall to see if excavation had begun. He said that the rain had held things up. He will contact me soon to ~~find out~~ let me know when GeoSea will start. D.T.



MJA CONSULTING, INC.
"Protecting America's Environment"
2081 Steiger Lane
Oceanside, California 92056
(619) 722-8544 • FAX (619) 754-2778

FAX TRANSMISSION

COVER SHEET

DATE : 10/28/91

TO : Riverside City Health

PHONE : FAX: 714-351-5017

ATTENTION: Doug Thompson

COMMENTS : Per your request.

PAGE ONE OF 5

If transmittal is incomplete, please contact us at once at the telephone number listed above.

Thank You.

MJA CONSULTING 1 619 7542778 91-10-29 17:17 P05 927

MJA CONSULTING, INC.

"Protecting America's Environment"
2081 Steiger Lane
Oceanside, California 92056
(619) 722-8544 FAX (619) 754-2778

GENERAL INFORMATION

Primary Address	2081 Steiger Lane Oceanside, California 92056
Phone	(619) 722-8544
Fax	(619) 754-2778
Primary Contacts	Michael Anselmo, President and Engineering Manager Liz Colosimo, Vice President and Corporate Counsel
Geographic Coverage	Arizona, California, Montana, Nevada, Oregon, Washington

TECHNICAL EXPERTISE

Underground Storage Tank System Testing

Environmental Site Assessment - Phase I

Environmental Site Assessment - General

Environmental Regulation Compliance

Groundwater Quality

Hazardous Material Handling

Hazardous Material Disposal

Soil Remediation

Aquifer/Groundwater Remediation

1991-10-29 17:18 1 619 7542778 MJA CONSULTING 005 P0

OVERALL DESCRIPTION OF COMPANY CAPABILITIES

HAZARDOUS WASTE SITE CHARACTERIZATION

Soil borings
Installation of vadose/groundwater monitoring wells
Soil/groundwater field sampling
Soil, water, air analyses

MONITORING SYSTEMS

Proper selection and installation.

PROPERTY TRANSACTIONS

Preliminary screening to identify contaminated properties (Phase I).

REMOVAL, INSPECTION AND DISPOSAL OF UNDERGROUND STORAGE TANKS

To include all permit phases.

REMEDIATION OF SOIL/GROUNDWATER CONTAMINAITION

Air Stripping/Vapor extraction - Carbon or combustion
Groundwater restoration and clean-up via filtration
Biological treatment
Soil removal to Class I, II, III landfills
Soil removal to recycling facilities (loss of liability - subject to specific EPA testing)

MJA Consulting Inc., 2081 Steiger Lane, Oceanside, California 92056 (619) 722-8544

1991-10-29 17:19 1 619 7542778 MJA CONSULTING 005 P

STATEMENT OF QUALIFICATIONS

Over 900 Hazardous Material Management and Leak Detection Investigation Plans approved.

Installation of over 800 vadose/groundwater monitoring wells.

Over 1500 exploratory borings drilled.

Over 350 site characterizations conducted.

Installation of over 550 early warning monitoring systems.

Over 450 underground storage tanks removed.

Installation of 14 soil/groundwater restoration systems.

DIsposal of over 50,000 tons of contaminated soil

Disposal of over 10,000 gallons of contaminated water

MJA Consulting Inc., 2081 Steiger Lane, Oceanside, California 92056 (619) 722-8544

1991-10-29 17:19 1 619 7542778 MJA CONSULTING 005 PC

MJA CONSULTING, INC. - CLIENT REFERENCE LIST

1) Perrier Corporation
601 East Potrero Grande Drive
Monterey Park, California 91754
(213) 888-8394
Contact - Mr. Arthur Ramirez

2) National Car Rental System, Inc.
7700 France Avenue South
Minneapolis, Minnesota 55435
(612) 893-6569
Contact - Mr. Jim Lindvall

3) Beacon Bay Enterprises
260 Newport Center Drive
Newport Beach, California 92660
(714) 644-4460
Contact - Mr. Tom Thomas

4) City of Seal Beach
211 Eighth Street
Seal Beach, California 90740
(213) 431-2527
Contact - Mr. Dennis Jue

5) M.T. Walker Company
10541 Chestnut Avenue
Stanton, California 90680
(714) 636-2851
Contact - Mr. Michael Walker

6) WMK Transit Mix, Inc.
6075 S. Eastern Avenue
Suite 10
Las Vegas, Nevada 89119
(702) 798-3900
Contact - Mr. Ralph Kouns

7) Newport Imports, Inc.
3000 West Coast Highway
Newport Beach, Ca. 92663
(714) 722-4000
Contact - Mr. Jeff West

8) Tech/Art
462 Douglass Street
San Francisco, Ca. 94114
(415) 550-7652
Contact - Mr. Lew Schalit

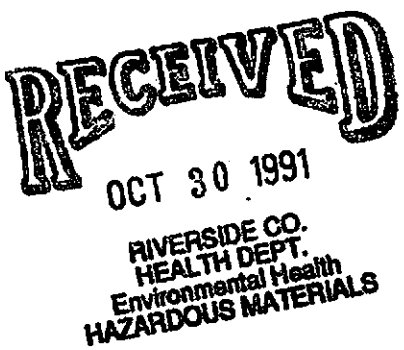
9) Ganahl Lumber Company
1220 East Ball Road
Anaheim, California 92805
(714) 772-5444
Contact - Mr. Jim Cates

10) Walls Hauling Service
5826 Robinson Street
Riverside, California 92513
(714) 689-4151
Contact - Mrs. Helen Wall

11) Sunshine Biscuits, Inc.
100 Woodbridge Center Drive
Woodbridge, New Jersey 07095
(201) 855-4176
Contact - Mr. Dennis Baran

12) Palo Verde School
197 N. 7th Street
Blythe, California 92225
(619) 922-1335
Contact - Mr. Daryl Attig

1991-10-29 17:20 1 619 7542778 MJA CONSULTING 005 P0


RECEIVED
OCT 30 1991
RIVERSIDE CO.
HEALTH DEPT.
Environmental Health
HAZARDOUS MATERIALS

RT Lee Construction 91-579

7-15-91
9:00AM Contacted Dan Hall by phone for an appointment for Wed. @ 1:30 PM on site. Discuss what needs to be done and supply a list of consultants.

7-23-91 Dan Hall phoned to informed me that GeoSea was hired to do pilimary assessment and would let me know when the borings would take place

9-3-91 Dan Hall called and gave him a verbal over the phone to go ahead with the work plan to identify the plume (dated 8-7-91). Correct mailing zip code is 91720.

4:30 Dan Hall called to inform me that borings will start on 9-9-91, 8 AM. Samples will be taken by Geosea and analyzed by a CA cert Lab.

9-9-91
2:15 Terri of Geosea called to inform me that mod. 8015 and 8020 will be run instead of 418.1 on borings. There is some decomposed plant material at lower levels that would give false indication of TPH from the UST.

COUNTY OF RIVERSIDE, DEPARTMENT OF HEALTH
HAZARDOUS MATERIALS
MANAGEMENT BRANCH

No. 91-579

Page ___ of ___ pages

SUPPLEMENTAL REPORT

Reference Date 9-9-91

Name RT Lee Construction

Address 7200 Hellman Ave City Corona

Topic

REMARKS:

Met with Dan Hall on site to observe crews performing the borings. Teri Thorp was the geologist taking notes and recording the sampling. Tailings were moist clay below 5 ft. No water was hit at 40 ft. dept. Some contamination was observed during the last boring between 10-25 ft. in depth.

Inspector [signature]

Received by

934

DOH-HEH - 002 (REV. 3/87)

COUNTY OF RIVERSIDE
DEPARTMENT OF HEALTH

Phone:

4065 COUNTY CIRCLE DR. RIVERSIDE, CA. 92503
(Mailing Address-P.O. Box 7600 Riverside, CA. 92513-7600)
FAX (714) 358-4529

October 17, 1991

MR DAN HALL
RT LEE CONSTRUCTION
7200 HELLMAN AVE
CORONA CA 91720

Dear Mr. Hall:

The site investigation report by GEO SEC dated September 24, 1991 has been reviewed by this department. Based on the soil borings contamination is limited to the area directly under the tank.

Please submit a remediation plan to this office. Include in the plan the method of excavation and disposal of the contaminated soil.

Should you have further questions regarding site mitigation, you may contact me at (714) 358-5055.

Sincerely,

Doug Thompson
Hazardous Materials Specialist

DT:cjm

Dr. Sparks
Acting Director of Health
[illegible]
[illegible]
Phone:

COUNTY OF RIVERSIDE
DEPARTMENT OF HEALTH

4065 COUNTY CIRCLE DR. RIVERSIDE, CA. 92503
(Mailing Address—P.O. Box 7600 Riverside, CA. 92513-7600)
FAX (714) 358-4529

September 4, 1991

MR. DAN HALL
RT LEE CONSTRUCTION
7200 HELLMAN AVENUE
CORONA CA 91720

Dear Mr. Hall:

The work plan submitted by GEOSEC dated August 7, 1991 is accepted by County of Riverside, Hazardous Materials Branch for the above location. I require a 5 day notice prior to beginning the work.

If you have further questions regarding site mitigation contact me at (714) 358-5055.

Sincerely,

Doug Thompson
Hazardous Materials Branch

DT:cjm

cc: Donald Chance (GEOSEC)

CINDRA ROWELL, B.S.N., M.B.A.
DEPUTY DIRECTOR OF HEALTH
PERSONAL HEALTH SERVICES

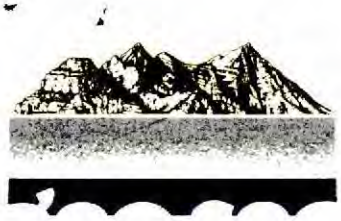
JOHN FANNING, R.E.H.S., M.P.A.
DEPUTY DIRECTOR OF HEALTH
ENVIRONMENTAL HEALTH SERVICES

R.L. NEIL, M.D., M.P.H.
ASST. DIRECTOR OF HEALTH

H.C. HOLK, D.V.M., M.P.H.
DEPUTY DIRECTOR OF HEALTH
SPECIAL SERVICES

HEALTH CENTERS

BANNING 3655 RAMSEY STREET - Banning, CA 92220 ● BLYTHE 263 NORTH BROADWAY - Blythe, CA 92225 ● CASA BLANCA 7240 MARGUERITA - Riverside, CA 92504 ● CORONA 505 SOUTH BUENA VISTA - Corona, CA 91720 ● HEMET 880 NORTH STATE STREET - Hemet, CA 92343 ● INDIO 46-209 OASIS STREET - Indio, CA 92201 ● LAKE ELSINORE 30195 FRASER DR. - Lake Elsinore, CA 92330 PALM SPRINGS 3111 TAHQUITZ-McCALLUM - Palm Springs, CA 92262 ● PERRIS 237 NORTH "D" ST. - Perris, CA 92370 ● RIVERSIDE 4065 COUNTY CIRCLE DR. - Riverside, CA 92503 ● JURUPA 9415 MISSION BLVD. - Riverside, CA 92509 ● TEMECULA 41002 COUNTY CENTER DRIVE - Temecula, CA 92390



A Geological Systems Evaluation Company

REPORT ON

SITE INVESTIGATION

R. T. LEE CONSTRUCTION
7200 Hellman Avenue
Corona, California

PREPARED FOR

County of Riverside
Department of Health
P. O. Box 7600
Riverside, CA 92513-7600

REPORT DATE

September 24, 1991

237 South Waterman Avenue • San Bernardino, California 92408 • Telephone 714 • 885 • 7072 Fax 714 • 885 • 7037
Contractors License A-553388 B&C37-553724

I. INTRODUCTION AND SUMMARY:

On September 9, 1991, five (5) soil quality assessment borings were drilled on property located at 7200 Hellman Avenue in Corona, California to delineate the lateral and vertical extent of gasoline contaminated soils. Soils contamination was detected on this property following the removal of a gasoline underground storage tank in May 1991. The tank excavation is still open and the property is owned by R. T. Lee Construction.

Laboratory analyses of soil samples obtained during the drilling operations revealed no significant product concentrations. Product contaminated soils appear to be localized beneath the former tank location and appear to extend to a depth of 6 ft. or less below the present excavation bottom. Soils encountered during the drilling were dense, fine-grained sediments, which appear to have inhibited significant lateral or vertical product migration. There are no indications that the area's groundwater supply has been impacted by the localized soil contamination.

II. HYDROGEOLOGY:

SITE LOCATION AND GEOGRAPHY:

The investigation site is located in the Chino Sub-basin of the Upper Santa Ana Valley. The Chino Sub Unit is bounded on the north by the San Gabriel Mountains, on the northeast and east by the San Jacinto Fault, on the northwest by the San Jose Hills, on the west by the Chino Hills, and on the south by the bedrock hills of the northern Peninsular Ranges (see Figure 1, Generalized Geologic Map). The site is located at 7200 Hellman Avenue and is about 1/4 mile south of the intersection of Hellman and Pine Avenue (see Figure 2, Site Location). The elevation at the site is approximately 585 feet above mean sea level. Local topography is without significant relief but the land surface slopes generally down toward the south with a gradient of about 30 feet per mile. The major drainage in the area is the Santa Ana River which is located about 2 1/2 miles south of the site. The upper limit of the Prado Dam Flood Control Basin is along the 543 foot elevation line which approaches within 1/2 mile of the property (see Figure 3, Corona North 7 1/2 Minute Quadrangle Map).

DEPTH TO GROUNDWATER:

Bulletin No.15 of the California Department of Water Resources, Santa Ana River Investigation, (1959), indicates the depth to groundwater in the vicinity of the investigation site to be between 25 and 50 feet below the land surface (see Figure 4, Lines of Equal Depth to Groundwater, Fall 1951). The U.S. Geological Survey Miscellaneous Field Studies Map No.MF-1802, Contour Map Showing Minimum Depth to Groundwater, Upper Santa Ana River Valley, California, 1973-1979, (1985), indicates the depth to the groundwater in the vicinity of the investigation site to be about 50 feet (see Figure 5, Minimum Depth to Groundwater).

GROUNDWATER GRADIENT AND DIRECTION OF FLOW:

The groundwater gradient and direction of flow of groundwater in the Upper Santa Ana Basin is often constrained by fault lines trending across the alluvial basin or by buried bedrock prominences. The fault lines generally parallel the major fault systems that dominate the geology of Southern California. The combination of fault barriers and buried bedrock knobs divides the Upper Santa Ana Basin into a number of sub-basins within which the direction of groundwater flow and the gradient of the groundwater table can differ greatly.

The investigation site is located in the southern portion of the Chino Sub-basin where the direction of groundwater flow generally follows the surface topography, that is, down toward the south. The gradient of the groundwater table is less steep than the land surface so that the depth to groundwater below the surface tends to increase as one goes northerly toward the base of the San Gabriel Mountains, and tends to decrease as one goes southerly toward the Santa Ana River. The gradient of the groundwater table in the vicinity of the investigation site is about 25 feet per mile down to the south (see Figure 6, Lines of Equal Elevation of Groundwater, Fall 1951).

The hydrologic system of the Chino Basin was investigated by J.J. French in the U.S.G.S. Water Supply Paper 1999-G, Groundwater Outflow from Chino Basin, Upper Santa Ana Valley, Southern California, (1972). Virtually all of the groundwater in the Chino Sub-basin flows southerly toward the water gap cut by the Santa Ana River through the Santa Ana Mountains. Faults along the eastern base of the Puente Hills and the older impermeable sedimentary rocks making up the Puente Hills diverts water flow toward the south. The bedrock hills of the northern Peninsular Ranges confine the water along the southern boundary (see Figure 7, General Direction of Groundwater Movement).

DESCRIPTION OF THE SOIL PROFILE:

The investigation site is located in the Chino Sub-basin of the Upper Santa Ana Basin and is surrounded locally by highlands. The dominant sediment in this part of the basin is comprised of continental clastic material derived mainly from the San Gabriel Mountains. The total thickness of sediment overlying the PreTertiary basement is between 1000 and 1500 feet. The uppermost 500 to 600 feet of this sediment is considered to be water-bearing sediment. The Chino Sub-basin deepens to the west of the investigation site to a maximum of 5000 to 6000 feet. Some marine sediments have been preserved in the deeper parts of the basin and limited oil production has been established along the section disturbed by the Chino Fault which bounds the basin along the west (see Figures 8 and 9, Geologic Section A-A').

HYDROLOGIC SETTING:

The Upper Santa Ana Basin is a highly regulated and important groundwater basin. Groundwater in the basin provides most of the private, municipal, agricultural, and industrial water used in the basin. Water is added to the basin by natural infiltration from local precipitation and by runoff from the surrounding mountains, mainly the San Gabriel and San Bernardino Mountains. Water is also recharged into the groundwater system through a series of percolation basins located in major drainages crossing the Upper Santa Ana Basin. Groundwater thus stored is extracted as needed throughout the basin by water wells operated by municipalities, water districts, and private users.

Groundwater exits from the basin as surface flow and underflow through the Santa Ana Canyon and is the major source of recharge for the Lower Santa Ana Basin in Orange County. The quantity and quality of water that discharges through the Santa Ana River drainage is a major concern to all users in both the Upper and Lower Basins of the Santa Ana River.

III. DRILLING DETAILS:

For the drilling and sampling operations on September 9, 1991, a Mobile B-53 hollow stem auger drill assembly with continuous flight augers was used. Boring #1 was located 7.5 ft. south of the open excavation and was drilled at a 24^0 deviation from the vertical to evaluate soils beneath the excavation (see Figure 10). Borings #2, 3, 4 and 5 were vertical borings drilled 10 ft. from the center edge of the excavation on the south, west, north and east excavation perimeters, respectively. All of the borings were drilled to a depth of 40 ft.

Discrete, undisturbed soil samples were obtained from each boring from depths of 10, 15, 20, 25, 30, 35 and 40 ft. The samples were obtained using a split tube sampler with brass tube inserts. All sampling equipment was thoroughly cleaned in an Alconox solution and rinsed in clean water before each sample drive. After retrieval of the sampler, the lowermost sample tube was sealed with Teflon and plastic end caps, taped, labeled and placed into a chilled container. The adjacent sample tube was examined for lithologic characterization and for indications of product contamination. An HNU photo-ionization detector was used for closed container monitoring of each sample's organic vapor content. The above data, along with appropriate USCS designations and blow counts per sample drive, were compiled into a boring log (see Figure 11).

The soils encountered during the drilling consisted of dense, fine grained sediments, predominately silty clays and clayey silts. Decaying woody organic debris was present in numerous samples from depths of 30 to 40 ft. The sands, when present, ranged from very fine to fine grained. While all of the samples were slightly damp to damp, no saturated zones were present in any of the samples or drill cuttings.

A clean lead auger and cutterhead were used for each boring to prevent cross contamination if contaminated zones were encountered. All drill cuttings were stockpiled on-site, on and covered with visquene. At the conclusion of drilling, all of the borings were backfilled and sealed with hydrated bentonite and the surface paving was repaired.

IV. SAMPLE ANALYSES:

While the original workplan specified analyses utilizing EPA methods 418.1 and 8015 modified for gasoline, the analytical methods were revised to EPA methods 8015 modified and 8020 for volatile organic constituents due to the abundance of decaying organic matter. This change was approved by the Riverside County Health Department representative overseeing the project. On the afternoon of September 9, all 35 soil samples were transported for analyses to a California DHS Certified Laboratory within a chain of custody documentation (Appendix A). The lab was instructed to analyze all seven (7) samples from boring #1 and the 15, 20, 25, 30 and 40 ft. samples from borings 2 through 5. Those samples not analyzed were retained by the laboratory in case additional analyses were indicated for a complete delineation.

The laboratory analytical results reveal no significant product concentrations in any of the samples (Appendix B, Laboratory Reports). The highest total petroleum hydrocarbon (TPH) concentration, at 11 ppm, was detected in the 25 ft. sample from boring #1. All other reported TPH concentrations were either not detectible or less than 3 ppm. All concentrations of volatile organic constituents were not detectible or less than 1.5 ppm (Table I, Summary of Analytical Results).

V. CONCLUSIONS AND RECOMMENDATIONS;

The area containing significant product concentrations in soils appears to be confined both laterally and vertically. Approximately 20 cubic yards of soil appear to have been impacted, assuming an elliptical shape to a contaminant plume which is localized beneath the former tank location. The post-tank removal soil sampling indicated a TPH concentration of 4800 ppm at a depth of 2 ft. below the tank invert and 36 ppm TPH at a depth of 6 ft. below the tank invert. No significant soils contamination was detected during the September drilling operations (see Figure 12, Cross Sections).

Remediation by discovery whereby all product contaminated soils are excavated and appropriately disposed of is recommended. Soil sampling and laboratory analyses should be undertaken after the excavation to insure and confirm that all significantly contaminated soils have been removed and that an acceptable contaminant level has been attained.

Should you have questions regarding any of the above information, please contact one of the undersigned at 714-885-7072.

Terri Tharp
Project Geologist

Jerry D. Horne
California Registered Geologist
No. 547

Donald R. Chance
Senior Project Director
California Registered
Environmental Assessor No. 00203

TT/rm
rtlee.rpt

	TPH	B	T	X	EB
Boring #1					
10'	ND	ND	ND	ND	ND
15'	2.1	.21	.24	.26	.011
20'	2.7	.32	.37	.28	.019
25'	11	.91	1.4	1.2	.087
30'	4	1.0	.014	.19	.024
35'	0.4	.029	.008	.014	ND
40'	ND	ND	ND	ND	ND
Boring #2					
15'	0.3	.033	.036	.035	ND
20'	ND	ND	ND	ND	ND
25'	ND	.048	ND	ND	ND
30'	ND	ND	ND	ND	ND
40'	ND	ND	ND	ND	ND
Boring #3					
15'	ND	ND	ND	ND	ND
20'	ND	ND	ND	ND	ND
25'	0.5	.047	ND	.01	ND
30'	2.2	.04	ND	.110	.02
40'	1.6	.06	ND	.028	.084
Boring #4					
15'	ND	ND	ND	ND	ND
20'	ND	ND	ND	ND	ND
25'	ND	ND	ND	ND	ND
30'	ND	ND	ND	ND	ND
40'	ND	ND	ND	.006	ND
Boring #5					
15'	ND	ND	ND	ND	ND
20'	ND	ND	ND	ND	ND
25'	ND	.008	ND	ND	ND
30'	ND	.003	ND	.005	ND
40'	ND	ND	ND	ND	ND

ND = Not Detected

TABLE I

SUMMARY OF ANALYTICAL RESULT
(All Values in ppm)

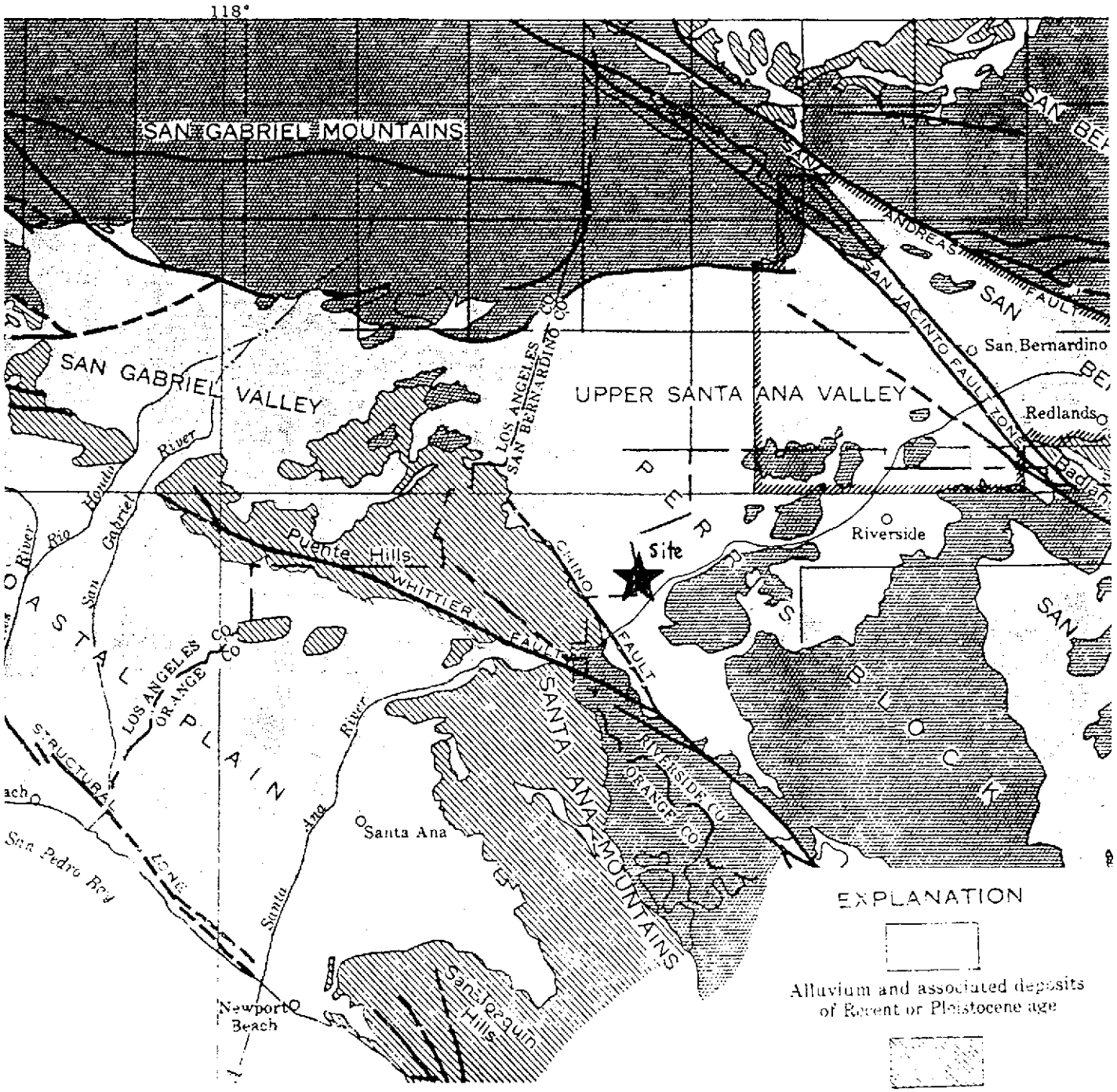


FIGURE 1

GENERALIZED GEOLOGIC MAP

Scale 1:500,000

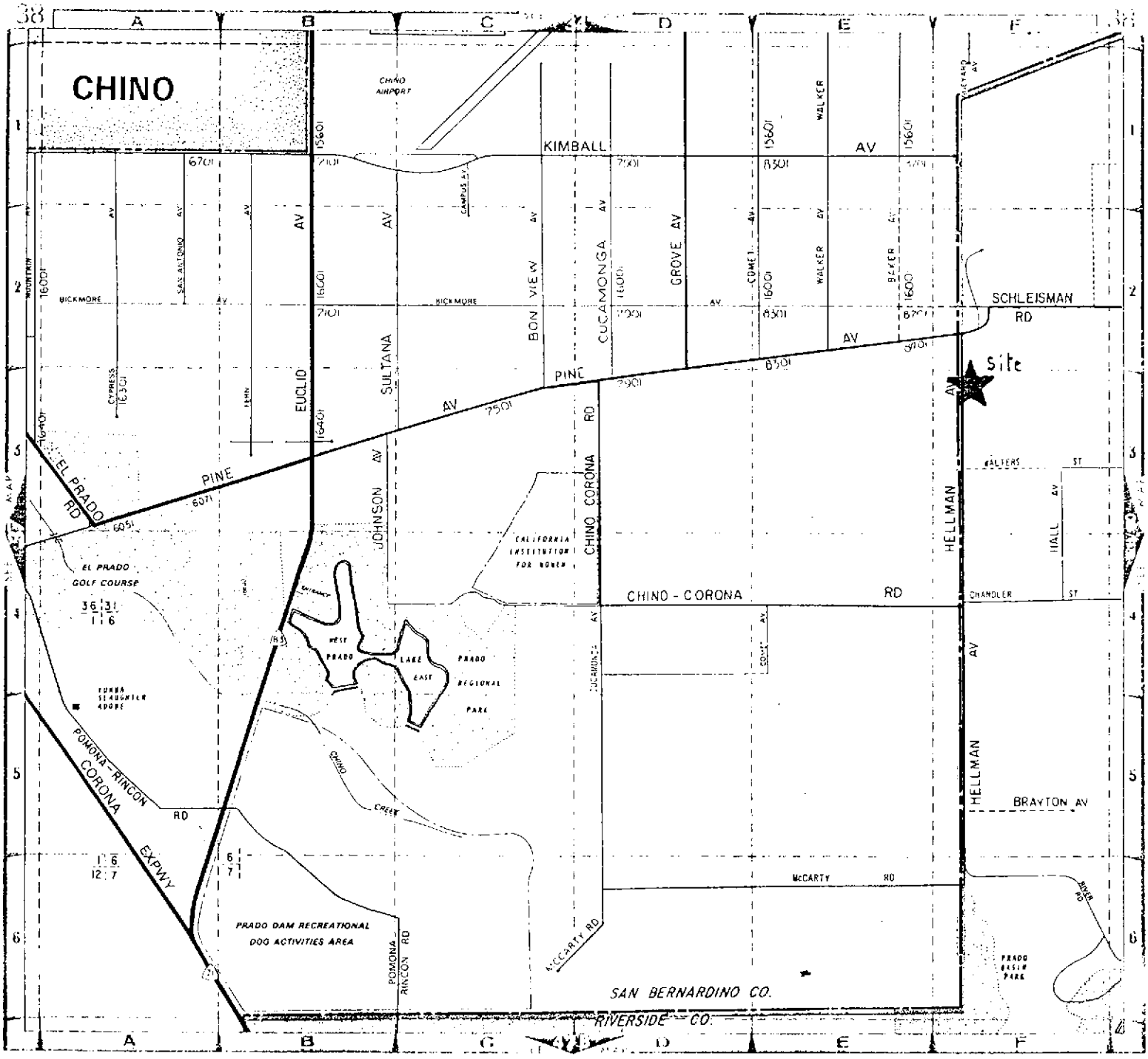


Figure 2

Site Location

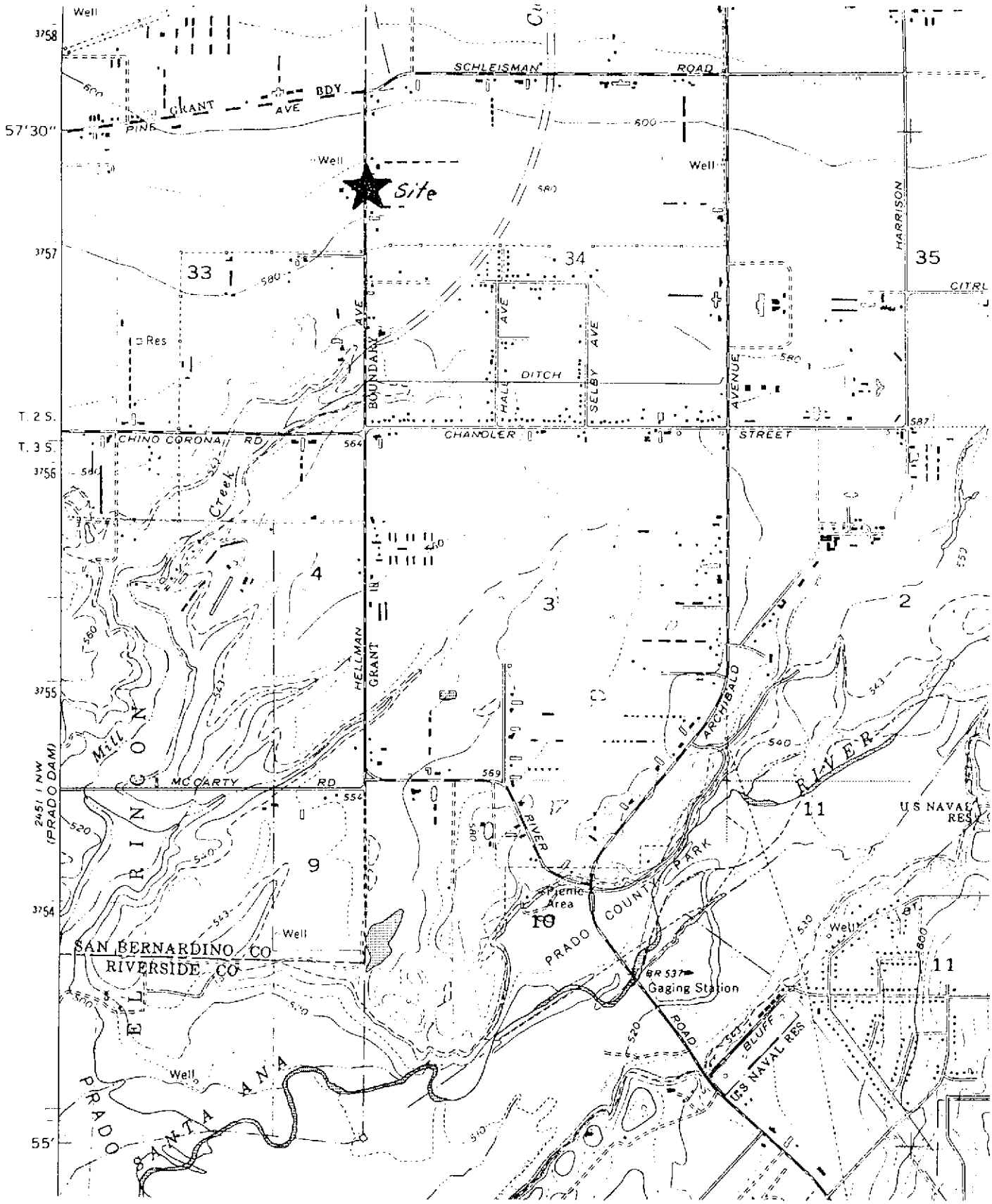
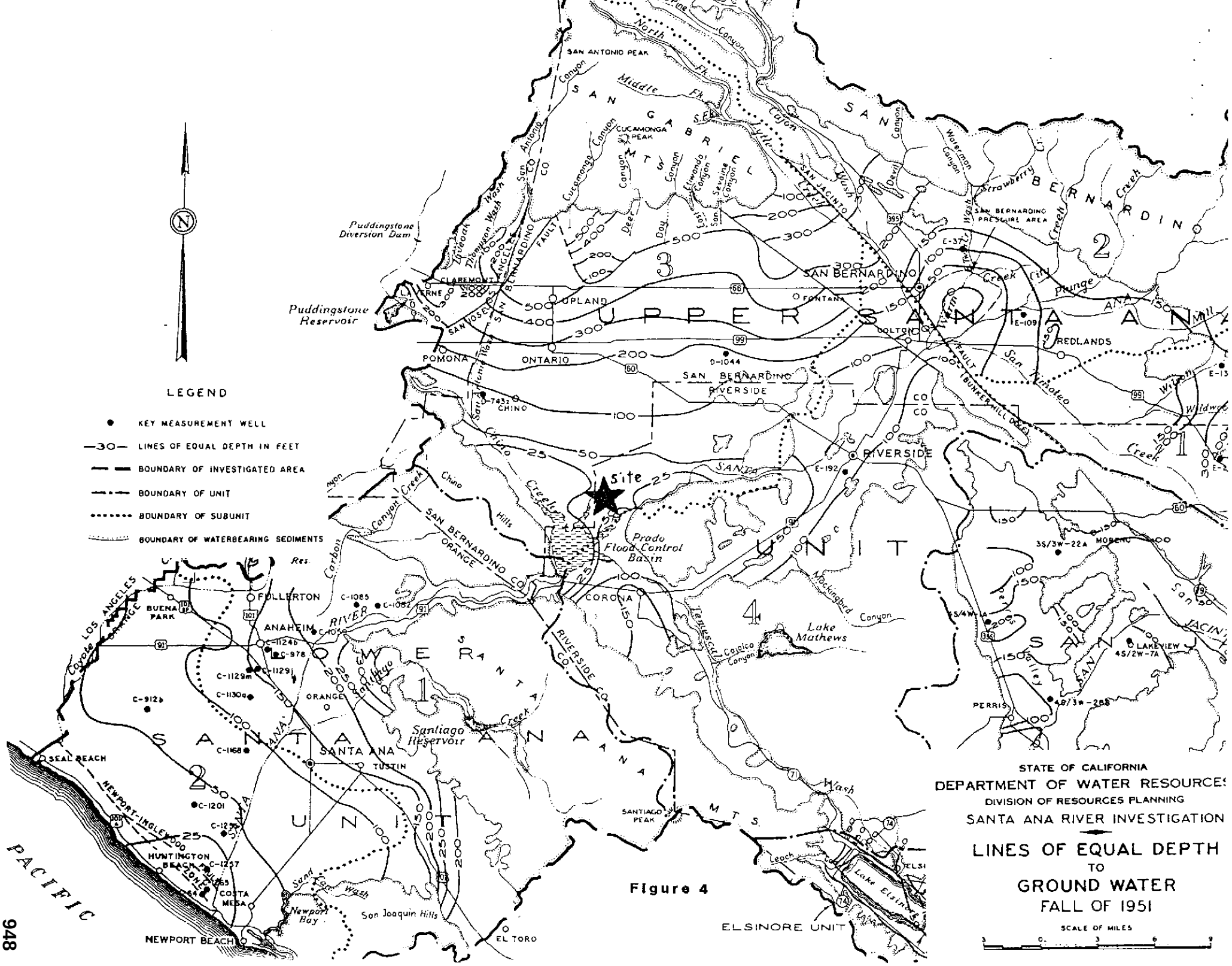


Figure 3

Corona North


LEGEND
KEY MEASUREMENT WELL
-30- LINES OF EQUAL DEPTH IN FEET
BOUNDARY OF INVESTIGATED AREA
BOUNDARY OF UNIT
BOUNDARY OF SUBUNIT
BOUNDARY OF WATERBEARING SEDIMENTS
Site
UPPER SANTA ANA UNIT
SANTA ANA UNIT
ELSINORE UNIT
SAN BERNARDINO MTS.
SANTA ANA MTS.
PACIFIC
Prado Flood Control Basin
Santiago Reservoir
Puddingstone Reservoir
Puddingstone Diversion Dam
Lake Mathews
Lake Elsinore
SAN BERNARDINO
RIVERSIDE
CORONA
ONTARIO
POMONA
UPLAND
CLAREMONT
FONTANA
REDLANDS
COLTON
CHINO
FULLERTON
ANAHEIM
BUENA PARK
SANTA ANA
TUSTIN
ORANGE
SEAL BEACH
HUNTINGTON BEACH
COSTA MESA
NEWPORT BEACH
EL TORO
PERRIS
LAKEVIEW
MORENO
SAN JACINTO
SAN JACINTO FAULT
SAN JOSE FAULT
CHINO FAULT
BUNKER HILL DIKE
NEWPORT-INGLEWOOD FAULT
Santa Ana River
Chino Creek
Temescal Wash
Mockingbird Canyon
Coal Canyon
Lytle Creek
Cucamonga Canyon
Day Canyon
Deer Canyon
Strawberry Creek
Waterman Canyon
Devil Canyon
Sand Canyon
Wash
Creek
Hills
Basin
Valley
Plunge
Mill
SAN BERNARDINO PRESSURE AREA
SAN ANTONIO PEAK
CUCAMONGA PEAK
SANTIAGO PEAK
San Joaquin Hills
Newport Bay
Leach
Wildwood
Wilson
E-37
E-109
E-192
E-13
C-1085
C-1086
C-1124b
C-978
C-1129j
C-1129m
C-1130a
C-912b
C-1168
C-1201
C-1257
C-1265
C-1044
C-7432
3S/3W-22A
4S/2W-7A
4S/3W-28B
Figure 4
STATE OF CALIFORNIA
DEPARTMENT OF WATER RESOURCES
DIVISION OF RESOURCES PLANNING
SANTA ANA RIVER INVESTIGATION
LINES OF EQUAL DEPTH
TO
GROUND WATER
FALL OF 1951
SCALE OF MILES

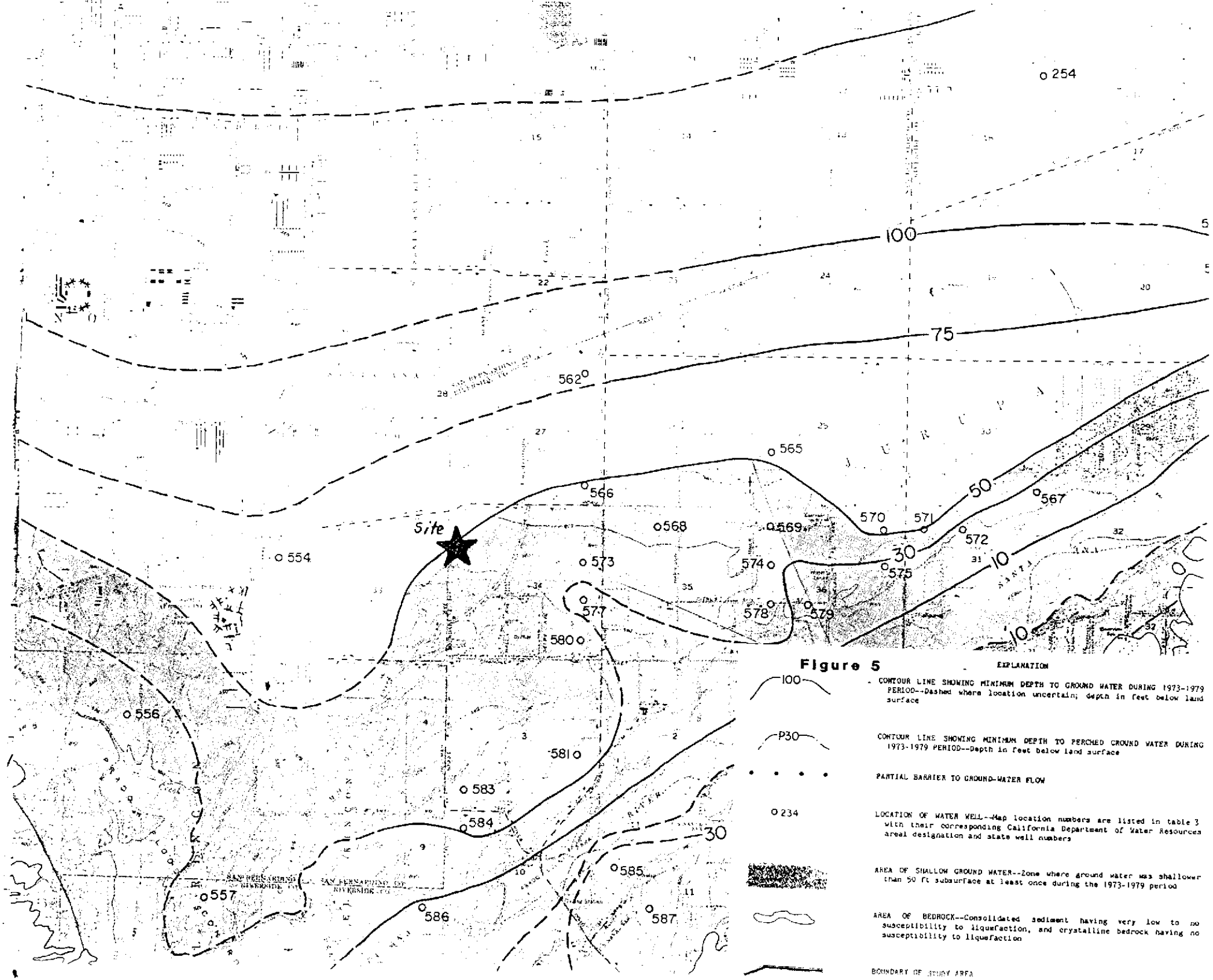
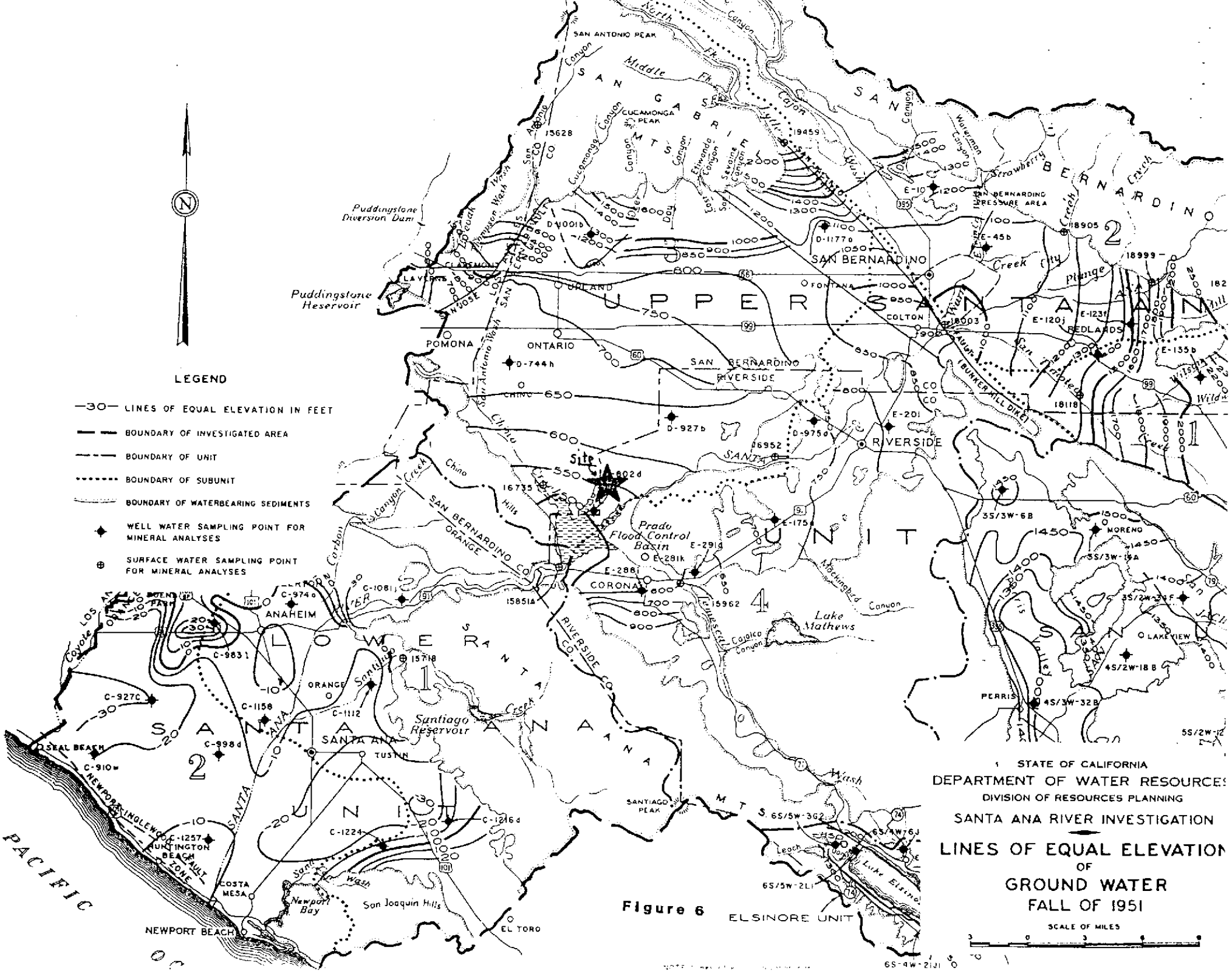

100
75
50
30
10
562
565
566
567
568
569
570
571
572
573
574
575
577
578
579
580
581
583
584
585
586
587
554
556
557
254
Site
EXPLANATION
100
CONTOUR LINE SHOWING MINIMUM DEPTH TO GROUND WATER DURING 1973-1979 PERIOD--Dashed where location uncertain; depth in feet below land surface
P30
CONTOUR LINE SHOWING MINIMUM DEPTH TO PERCHED GROUND WATER DURING 1973-1979 PERIOD--Depth in feet below land surface
PARTIAL BARRIER TO GROUND-WATER FLOW
234
LOCATION OF WATER WELL--Map location numbers are listed in table 3 with their corresponding California Department of Water Resources areal designation and state well numbers
AREA OF SHALLOW GROUND WATER--Zone where ground water was shallower than 50 ft subsurface at least once during the 1973-1979 period
AREA OF BEDROCK--Consolidated sediment having very low to no susceptibility to liquefaction, and crystalline bedrock having no susceptibility to liquefaction
BOUNDARY OF STUDY AREA

Figure 5


LEGEND
—30— LINES OF EQUAL ELEVATION IN FEET
BOUNDARY OF INVESTIGATED AREA
BOUNDARY OF UNIT
BOUNDARY OF SUBUNIT
BOUNDARY OF WATERBEARING SEDIMENTS
WELL WATER SAMPLING POINT FOR MINERAL ANALYSES
SURFACE WATER SAMPLING POINT FOR MINERAL ANALYSES
SAN GABRIEL MTS.
SAN BERNARDINO MTS.
UPPER SANTA ANA UNIT
LOWER SANTA ANA UNIT
SANTIAGO UNIT
ELSINORE UNIT
SAN BERNARDINO
REDLANDS
COLTON
RIVERSIDE
ONTARIO
POMONA
CHINO
CORONA
ANAHEIM
ORANGE
SANTA ANA
TUSTIN
SEAL BEACH
HUNTINGTON BEACH
COSTA MESA
NEWPORT BEACH
EL TORO
MORENO
PERRIS
LAKE VIEW
Prado Flood Control Basin
Lake Mathews
Santiago Reservoir
Puddingstone Reservoir
Puddingstone Diversion Dam
SAN ANTONIO PEAK
CUCAMONGA PEAK
SAN BERNARDINO PRESSURE AREA
PACIFIC OCEAN
Figure 6
STATE OF CALIFORNIA
DEPARTMENT OF WATER RESOURCES
DIVISION OF RESOURCES PLANNING
SANTA ANA RIVER INVESTIGATION
LINES OF EQUAL ELEVATION OF GROUND WATER FALL OF 1951
SCALE OF MILES

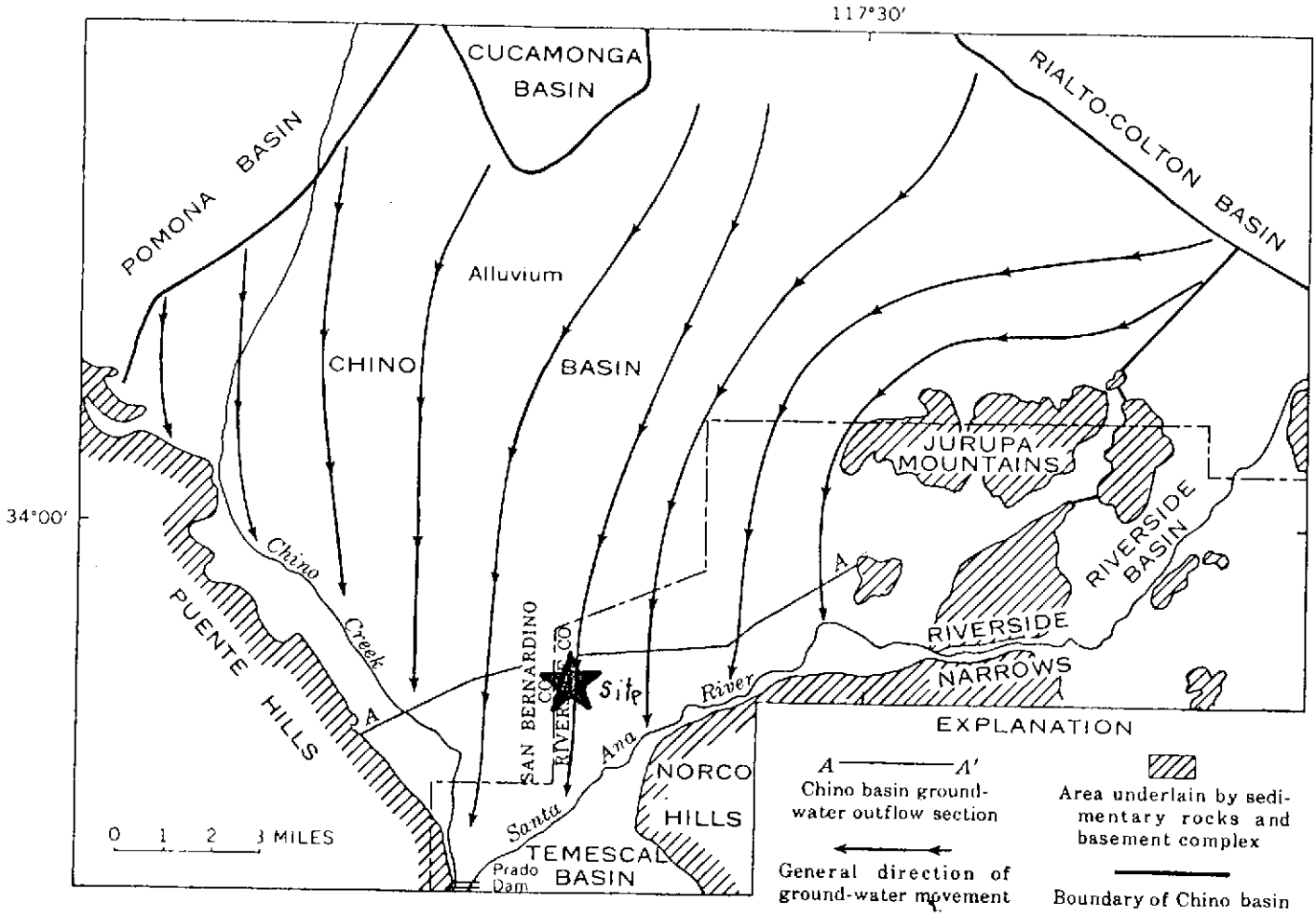
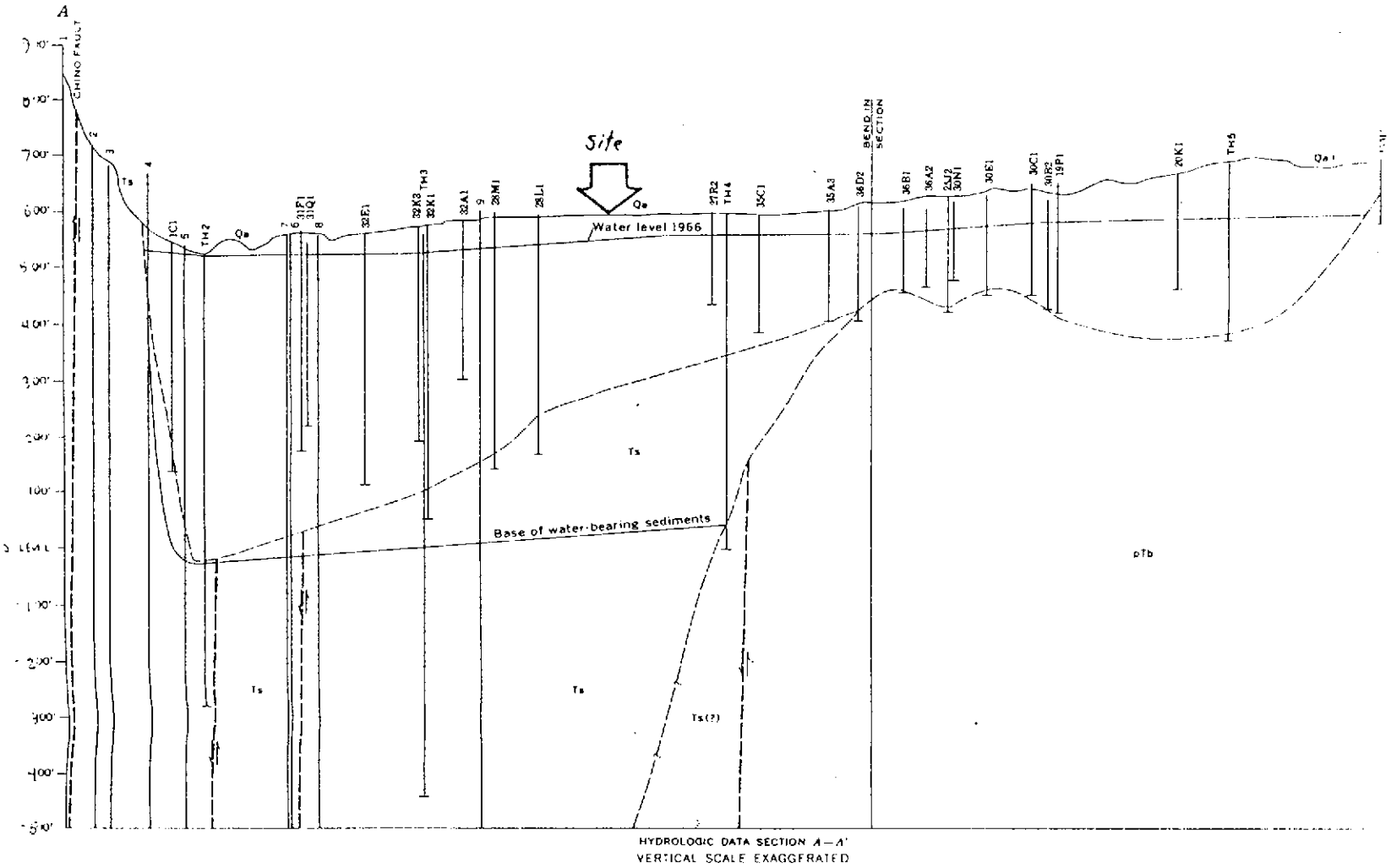
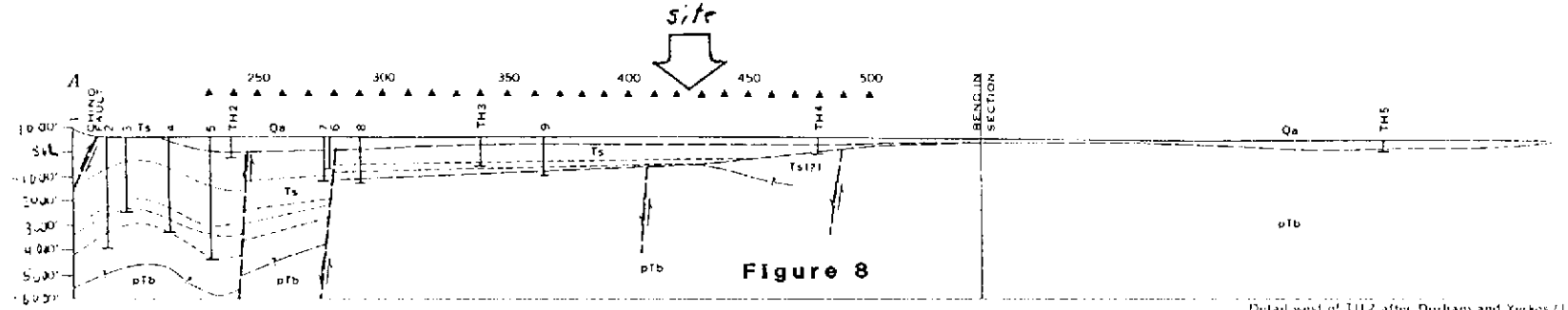


FIGURE 7.—General direction of ground-water movement.



HYDROLOGIC DATA SECTION A—A'
VERTICAL SCALE EXAGGERATED



GEOLOGIC SECTION A—A'
NO VERTICAL SCALE EXAGGERATION

Detail west of TH2 after Durham and Yerkes [1]

Figure 8

PREPARED IN COOPERATION WITH THE
SAN BERNARDINO COUNTY FLOOD CONTRO

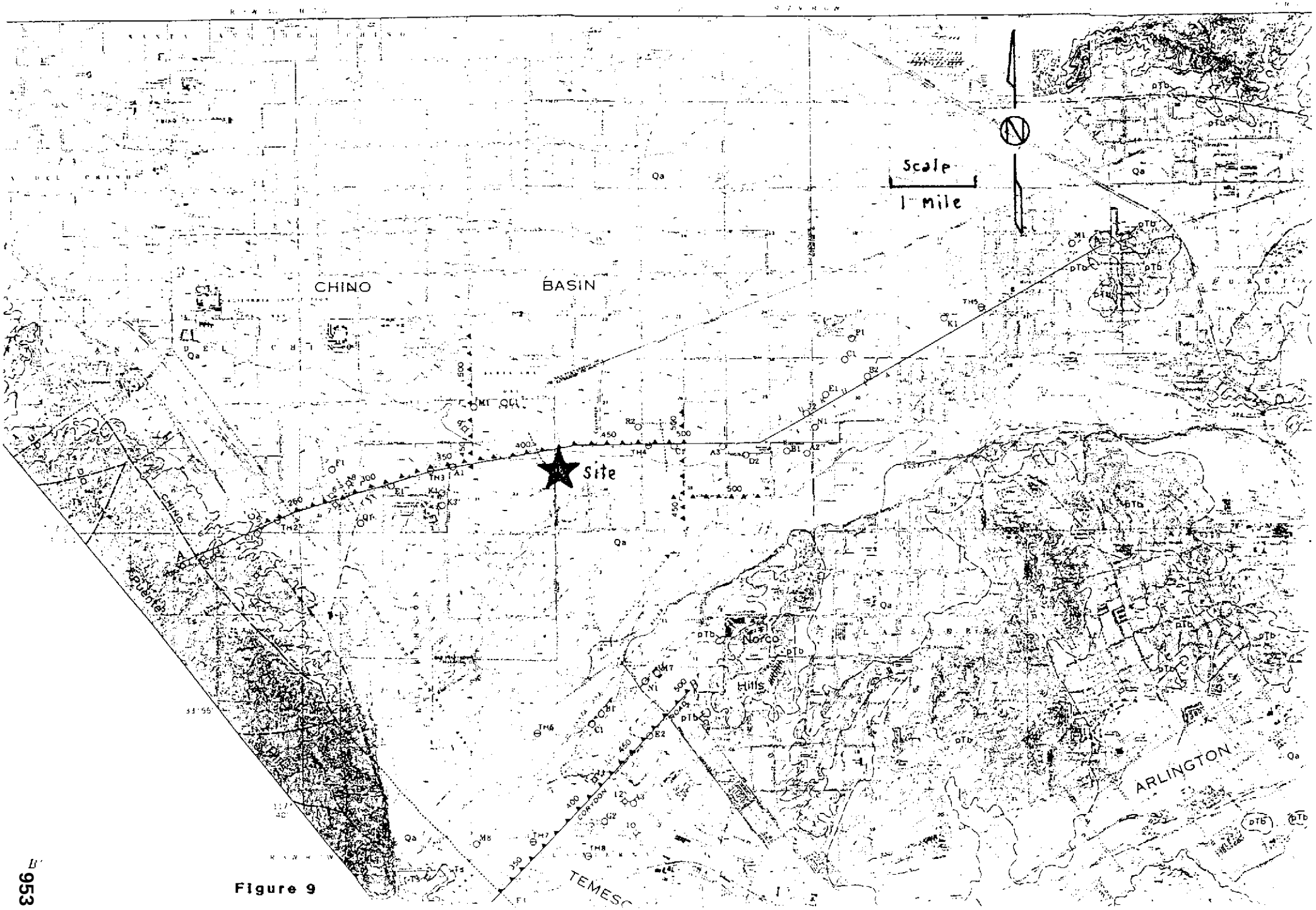
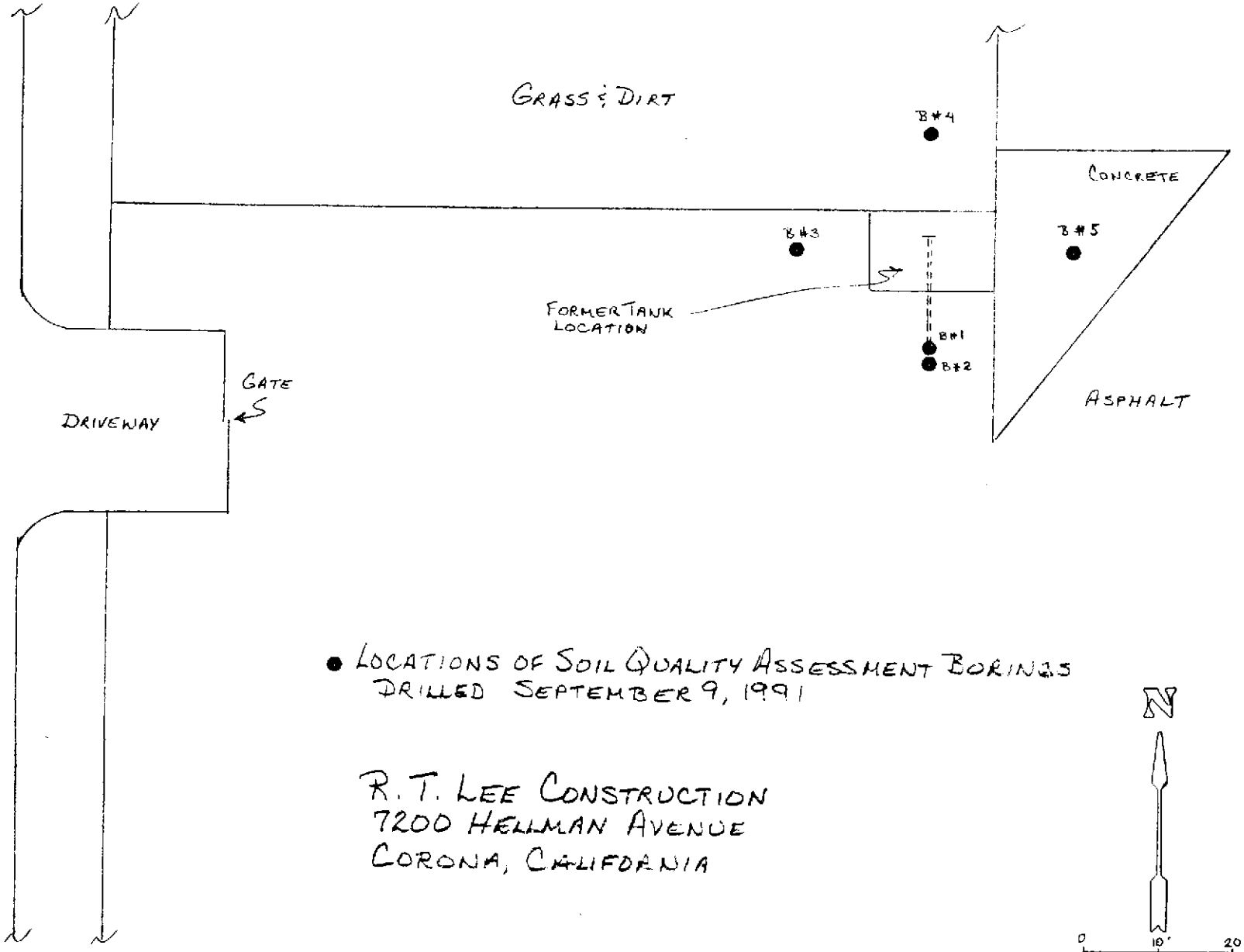


Figure 9



● LOCATIONS OF SOIL QUALITY ASSESSMENT BORINGS DRILLED SEPTEMBER 9, 1991

R. T. LEE CONSTRUCTION
7200 HELLMAN AVENUE
CORONA, CALIFORNIA

FIGURE 10

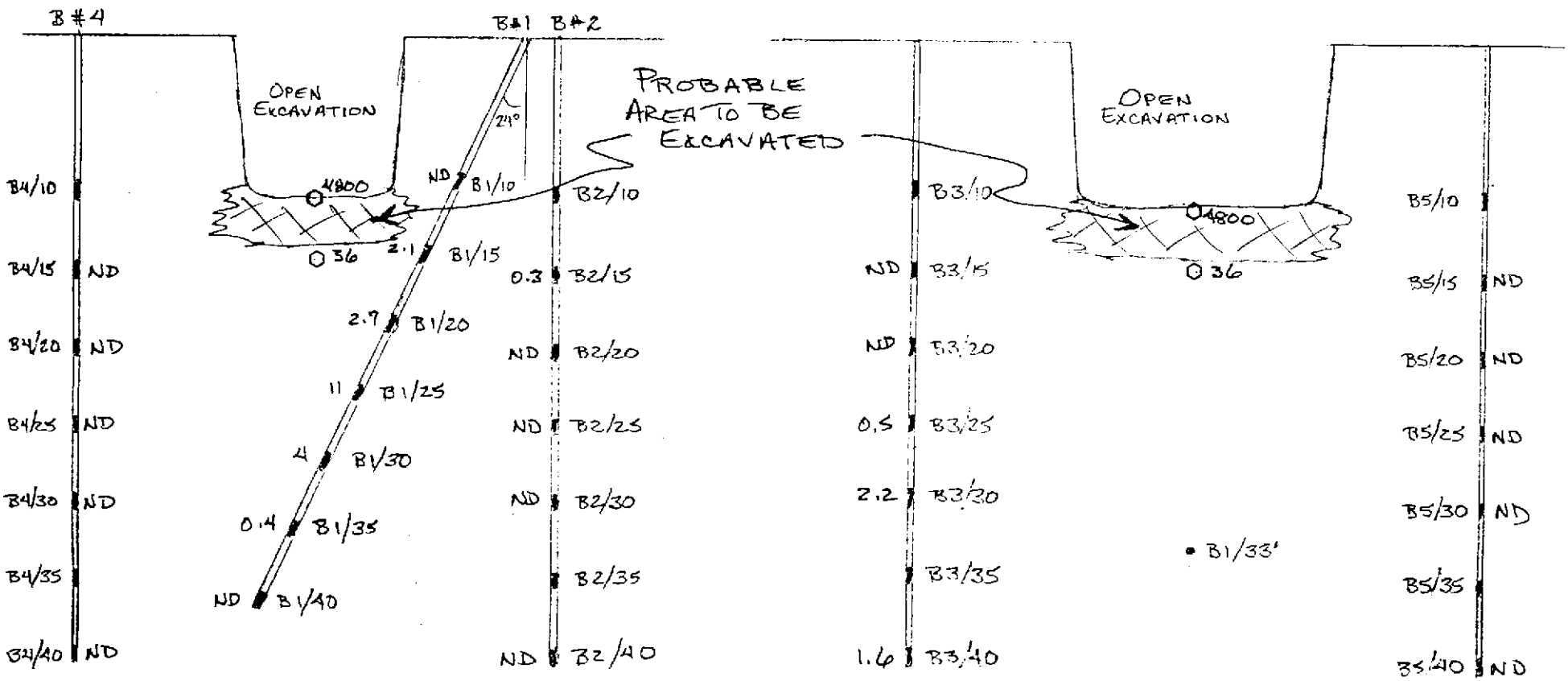
BORING LOG
R. T. LEE CONSTRUCTION
Corona, California

Sample ID	Depth	Blow Counts	Description	USCS	PID (ppm)
Boring #1 - 24° deviation from vertical					
B1/10	10'	4/12"	lt gy silty clay, plastic, sl damp, no odor	CL	0
B1/15	15'	6/12"	lt gy clayey silt, sl damp, slt odor	ML	12.5
B1/20	20'	19/12"	p yel brn f gr sand, sl damp, friable, odor	SP	22
B1/25	25'	6/12"	lt gy clayey silt, minor vf-f gr sand, sl damp, sl plastic, slt odor	ML	9.8
B1/30	30'	5/12"	lt gy silty vf gr sand, thin clay stringers, sl damp, no odor	SM	4.8
B1/35	35'	5/12"	dk gr gy silty clay, woody organic debris, damp, plastic, no odor	CL	0
B1/40	40'	7/12"	p ol brn clayey silt, some woody debris, sl plastic, damp, no odor	ML	0
Boring #2					
B2/10	10'	2/12"	lt gy silty clay, sl damp, plastic, no odor	CL	0
B2/15	15'	8/12"	lt gy & p yel brn silty clay & vf gr sandy silt, sl damp, no odor	CL-ML	0
B2/20	20'	20/12"	p yel brn & m gy silty vf gr sand, sl damp, no odor	SM	0
B2/25	25'	2/12"	lt gy clay, damp, plastic, no odor	CL	0
B2/30	30'	8/12"	m yel brn & m gy vf-f gr sand, friable, sl damp, no odor	SP	0
B2/35	35'	10/12"	p yel brn & lt gy silty vf gr sand, sl damp, no odor	SM	0
B2/40	40'	8/12"	p yel brn & m gy silty vf gr sand, sl damp, no odor	SM	0

FIGURE 11

Sample ID	Depth	Blow Counts	Description	USCS	PID (ppm)
Boring #3					
B3/10	10'	2/12"	p yel brn sl silty clay, plastic, damp, no odor	CL	0
B3/15	15'	19/12"	m yel brn silty vf-f gr sand, friable, sl damp, no odor	SM	0
B3/20	20'	9/12"	p yel brn silty vf-f gr sand, friable, sl damp, no odor	SM	0.2
B3/25	25'	9/12"	p yel brn silty vf gr sand, sl friable, sl damp, slt odor	SM	3.2
B3/30	30'	5/12"	m yel brn & m gy silty vf sand, sl friable, sl damp, sl odor	SM	14.8
B3/35	35'	8/12"	p yel brn & m yel brn sl sandy, clayey silt, damp, v sl odor, sl plastic	ML	3.2
B3/40	40'	6/12"	p yel brn vf gr sandy, clayey silt, damp, plastic, no odor	ML	2.4
Boring #4					
B4/10	10'	2/12"	p yel brn sl silty clay, damp, plastic, no odor	CL	0
B4/15	15'	10/12"	p yel brn sl clayey, silty, vf-f gr sand, sl damp, sl friable, no odor	SM	0
B4/20	20'	10/12"	p yel brn & lt gy f gr sand, friable, sl damp, no odor	SP	0
B4/25	25'	4/12"	p yel brn & lt gy clayey silt, damp, plastic, no odor	ML	0.2
B4/30	30'	5/12"	dk gy vf gr sandy silt, damp, no odor	ML	0.2
B4/35	35'	3/12"	dk gr gy silty clay, woody org debris, damp, plastic, no odor	CL	0
B4/40	40'	6/12"	p yel brn & m gy vf gr sandy silt, minor woody debris, sl damp, no odor	ML	0

Sample ID	Depth	Blow Counts	Description	USCS	PID (ppm)
Boring #5					
B5/10	10'	2/12"	lt gy sl silty clay, damp plastic, no odor	CL	0
B5/15	15'	2/12"	p yel brn & lt gy silty clay, damp, plastic, no odor	CL	0
B5/20	20'	17/12"	m yel brn f gr sand, friable, sl damp, no odor	SP	0.2
B5/25	25'	2/12"	lt gy vf gr sandy, clayey silt, damp, sl plastic, no odor	ML	0.1
B5/30	30'	5/12"	dk gr gy silty, vf gr sand, woody debris, sl damp, no odor	SM	0.6
B5/35	35'	7/12"	dk gr gy clayey silt, woody debris, damp, no odor	ML	0
B5/40	40'	4/12"	p yel brn silty vf gr sand, thin clay stringers, sl damp, no odor	SM	0



O POST TANK REMOVAL SAMPLE LOCATIONS

CROSS SECTIONS
R.T. LEE CONSTRUCTION

LABORATORY DETERMINED TPH CONCENTRATIONS
ND = NOT DETECTED

FIGURE 12

APPENDIX A

CHAIN OF CUSTODY DOCUMENTATION FORMS

2813

CENTRUM ANALYTICAL LABORATORIES

290 TENNESSEE STREET • REDLANDS, CA 92373 • (714) 798-9336

CHAIN OF CUSTODY RECORD

PAGE 1 OF 3

Job No. ITG-9-91

Project Name R.T. Lee Construction

Sampler TThorp

Phone: (714) 885-7072

Client Name GeoSEC

Address: 237 So. Waterman Ave, S. Bdno

Sample Number	Date/Time Sampled	Sample Type: Soil	Sample Type: Water	Sample Type: Other (Specify)	Site Location	Type of containers	Analyses required: 8015 mod. SGC	Analyses required: 8020	Hazardous sample Special handling	Remarks and observations
B1/10	9-9-91	✓			Soil Quality Assessment Borings	Brass Tubes	✓	✓		
B1/15		✓								
B1/20		✓								
B1/25		✓								
B1/30		✓								
B1/35		✓								
B1/40		✓					✓	✓		
B2/10		✓					—			Hold
B2/15		✓								
B2/20		✓								
B2/25		✓								
B2/30		✓					✓	✓		

Relinquished by: (Signature) Terri Thorp — Date/Time 9/9/91 2:30 — Received by: (Signature)

Relinquished by: (Signature) — Date/Time 9-9-91 2:50pm — Received by: (Signature) — Date/Time 1450

Relinquished by: (Signature) — Date/Time — Received for Laboratory by: (Signature) Sharlo

Remarks: Rec'd samples chilled + sealed

Method of Shipment

The delivery of samples and the signature on this chain of custody form constitutes authorization to perform the analyses specified above under the Terms and Conditions set forth on the back hereof.

096

No. 2813

CENTRUM ANALYTICAL LABORATORIES

290 TENNESSEE STREET • REDLANDS, CA 92373 • (714) 798-9336

CHAIN OF CUSTODY RECORD

Job No. 11 9-9-91 | Project Name R.T. Lee Construction

Sampler T. THARP | Phone: (714) 885-7072

Client Name Geo Sec | Address: 237 So. Waterman Ave, S Bdno

Sample Number	Date/Time Sampled	Sample Type: Soil	Water	Other (Specify)	Site Location	Type of containers	Analyses required: 8015 mod. Soil	8020	Hazardous sample Special handling	Remarks and observations
B2/35	9-9-91				Soil Quality Assessment Borings	Brass TD loss	[redacted]			Hold
B2/40							✓	✓		
B3/10							—			Hold
B3/15							✓	✓		
B3/20							✓	✓		
B3/25							✓	✓		
B3/30							✓	✓		
B3/35							—			Hold
B3/40							✓	✓		
B4/10							—			Hold
B4/15							✓	✓		
B4/20							✓	✓		

Relinquished by: (Signature) Terri Tharp | Date/Time 9/9/91 2:30 | Received by: (Signature) [signature]

Relinquished by: (Signature) [signature] | Date/Time 9-9-91 2:55pm | Received by: (Signature)

Relinquished by: (Signature) | Date/Time | Received for Laboratory by: (Signature) [signature]

Remarks: Rec'd samples chilled & sealed

Method of Shipment

The delivery of samples and the signature on this chain of custody form constitutes authorization to perform the analyses specified above under the Terms and Conditions set forth on the back hereof.

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F 0613

CENTRUM ANALYTICAL LABORATORIES

290 TENNESSEE STREET • REDLANDS, CA 92373 • (714) 798-9336

CHAIN OF CUSTODY RECORD

PAGE 3 OF 3

Job No. 9-9-91

Project Name: R.T. Lee Construction

Sampler: L Harp

Phone: (714) 985-7072

Client Name: GeoSec

Address: 237 So. Waterman Ave, S Bdno

Sample Number	Date/Time Sampled	Sample Type: Soil	Sample Type: Water	Sample Type: Other (Specify)	Site Location	Type of containers	Analyses required: 8015 mod. Gas	Analyses required: 8020	Hazardous sample / Special handling	Remarks and observations
B4/25	9-9-91	✓			Soil Quality Assessment Borings	Brass tubes	✓	✓		
B4/30							✓	✓		
B4/35							—			Hold
B4/40							✓	✓		
B5/10							—			Hold
B5/15							✓	✓		
B5/20							✓	✓		
B5/25							✓	✓		
B5/30							✓	✓		
B5/35							—			Hold
B5/40	↓	↓			↓	↓	✓	✓		

Relinquished by: (Signature)	Date/Time	Received by: (Signature)	Relinquished by: (Signature)	Date/Time	Received by: (Signature)
Jess Harp	9/9/91 2:30			1455	
Relinquished by: (Signature)	Date/Time	Received for Laboratory by: (Signature)	Date/Time	Remarks	
		S Walls	9-9-91 12:51pm	Recd samples chilled + sealed ☺	

Method of Shipment

The delivery of samples and the signature on this chain of custody form constitutes authorization to perform the analyses specified above under the Terms and Conditions set forth on the back hereof.

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APPENDIX B

LABORATORY ANALYTICAL REPORTS

CENTRUM ANALYTICAL LABORATORIES

CERTIFIED HAZARDOUS WASTE TESTING LABORATORY • CHEMICAL AND BIOLOGICAL ANALYSES

Client: Geo - Sec, Inc.
237 S. Waterman Avenue
San Bernardino, CA 92408

Date: 09/13/91
J.N.: 2813

Project: R.T. Lee Construction

Date Received: 09/09/91
Date Analyzed: 09/10-11/91
Samples Rcv'd: 35 Soil

LABORATORY RESULTS

METHOD: Modified 8015 (Total Volatile Petroleum Hydrocarbons)

MATRIX: Soil

CONCENTRATION: mg/kg (parts per million)

Sample No.	Gasoline	Detection Limit
B1/10	ND	.3
B1/15	2.1	.3
B1/20	2.7	.3
B1/25	11	.3
B1/30	4	.3
B1/35	.4	.3
B1/40	ND	.3
B2/15	.3	.3
B2/20	ND	.3
B2/25	ND	.3
B2/30	ND	.3
B2/40	ND	.3
B3/15	ND	.3
B3/20	ND	.3
B3/25	.5	.3

ND - Not Detected
Respectfully Submitted,

CENTRUM ANALYTICAL LABORATORIES

Ida Wallace
Laboratory Supervisor

Doug Mather, Ph.D.
Technical Director

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CENTRUM ANALYTICAL LABORATORIES

CERTIFIED HAZARDOUS WASTE TESTING LABORATORY • CHEMICAL AND BIOLOGICAL ANALYSES

Client: Geo - Sec, Inc.
237 S. Waterman Avenue
San Bernardino, CA 92408

Date: 09/13/91
J.N.: 2813

Project: R.T. Lee Construction

Date Received: 09/09/91
Date Analyzed: 09/10-11/91
Samples Rcv'd: 35 Soil

LABORATORY RESULTS

METHOD: Modified 8015 (Total Volatile Petroleum Hydrocarbons)

MATRIX: Soil

CONCENTRATION: mg/kg (parts per million)

Sample No.	Gasoline	Detection Limit
B3/30	2.2	.3
B3/40	1.6	.3
B4/15	ND	.3
B4/20	ND	.3
B4/25	ND	.3
B4/30	ND	.3
B4/40	ND	.3
B5/15	ND	.3
B5/20	ND	.3
B5/25	ND	.3
B5/30	ND	.3
B5/40	ND	.3

ND - Not Detected
Respectfully Submitted,

CENTRUM ANALYTICAL LABORATORIES

Ida Wallace
Laboratory Supervisor

Doug Mather, Ph.D.
Technical Director

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CENTRUM ANALYTICAL LABORATORIES

CERTIFIED HAZARDOUS WASTE TESTING LABORATORY • CHEMICAL AND BIOLOGICAL ANALYSES

Client: Geo - Sec, Inc
237 S. Waterman Avenue
San Bernardino, CA 92408

Date: 09/13/91
J.N.: 2813

Project: R.T. Lee Construction

Date Received: 09 09/91
Date Analyzed: 09/10-11/91
Samples Rcv'd: 35 Soil

LABORATORY RESULTS

METHOD: EPA 8020/602 (B-T-X-E)

MATRIX: Soil

CONCENTRATION: ug/kg (parts per billion)

Sample No.	Benzene	Toluene	Xylenes	Ethylbenzene
B1/10	ND	ND	ND	ND
B1/15	210	240	260	11
B1/20	320	370	280	19
B1/25	910	1400	1200	87
B1/30	1000	14	190	24
B1/35	29	8	14	ND
B1/40	ND	ND	ND	ND
B2/15	33	36	35	ND
B2/20	ND	ND	ND	ND
B2/25	48	ND	ND	ND
B2/30	ND	ND	ND	ND
B2/40	ND	ND	ND	ND
B3/15	ND	ND	ND	ND
B3/20	ND	ND	ND	ND
B3/25	47	ND	10	ND
DETECTION LIMIT:	3	5	5	5

ND = NOT DETECTED

Respectfully Submitted,

CENTRUM ANALYTICAL LABORATORIES

Ida Wallace
Laboratory Supervisor

Doug Mather, Ph.D.
Technical Director

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CENTRUM ANALYTICAL LABORATORIES

CERTIFIED HAZARDOUS WASTE TESTING LABORATORY • CHEMICAL AND BIOLOGICAL ANALYSES

Client: Geo - Sec, Inc
237 S. Waterman Avenue
San Bernardino, CA 92408

Date: 09/13/91
J.N.: 2813

Project: R.T. Lee Construction

Date Received: 09 09/91
Date Analyzed: 09/10-11/91
Samples Rcv'd: 35 Soil

LABORATORY RESULTS

METHOD: EPA 8020/602 (B-T-X-E)

MATRIX: Soil

CONCENTRATION: ug/kg (parts per billion)

Sample No.	Benzene	Toluene	Xylenes	Ethylbenzene
B3/30	40	ND	110	20
B3/40	66	ND	28	84
B4/15	ND	ND	ND	ND
B4/20	ND	ND	ND	ND
B4/25	ND	ND	ND	ND
B4/30	ND	ND	ND	ND
B4/40	ND	ND	6	ND
B5/15	ND	ND	ND	ND
B5/20	ND	ND	ND	ND
B5/25	8	ND	ND	ND
B5/30	3	ND	5	ND
B5/40	ND	ND	ND	ND
DETECTION LIMIT:	3	5	5	5

ND = NOT DETECTED
Respectfully Submitted,

CENTRUM ANALYTICAL LABORATORIES

Ida Wallace
Laboratory Supervisor

Doug Mather, Ph.D.
Technical Director

RECEIVED
OCT 02 1991
RIVERSIDE CO.
HEALTH DEPT.
Environmental Health
HAZARDOUS MATERIALS

COUNTY OF RIVERSIDE
DEPARTMENT OF HEALTH

Phone:

4065 COUNTY CIRCLE DR. RIVERSIDE, CA. 92503
(Mailing Address–P.O. Box 7600 Riverside, CA. 92513-7600)
FAX (714) 358-4529

April 2, 1992

Site 91-579

Ms Terri Tharp
Geo Sec, Inc.
237 South Waterman Avenue
San Bernardino, CA 92408

Dear Ms. Tharp:

RE: Excavation Report for RT Lee Construction, 7200 Hellman Avenue, Corona, California.

The Excavation Report (titled Closure Report by Geo Sec) dated March 16, 1992, for the above site has been reviewed by County of Riverside, Department of Environmental Health, Hazardous Materials Branch. This report is not a site closure report but a report confirming the excavation of petroleum contaminated soil.

The excavation report provides the analytical results confirming the removal of the contaminated soil to below action levels. The spoil pile produced will remain on site until a workplan for the soil remediation is submitted and approved by this office.

Although no other hazardous waste was found on the property, this letter cannot serve as a release should any be found in the future.

Should you have any questions regarding site mitigation, contact me at (714) 358-5055.

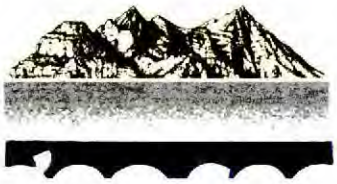
Sincerely,

Doug Thompson

Doug Thompson
Hazardous Materials Specialist

DT:cjm

cc: Carl Bernhardt, RWQCB
Dan Hall, RT Lee Construction



A Geological Systems Evaluation Company

Closure Report
R.T. LEE CONSTRUCTION
7200 HELLMAN AVENUE
CORONA, CALIFORNIA

Prepared For
COUNTY OF RIVERSIDE
DEPARTMENT OF HEALTH
P.O. BOX 7600
RIVERSIDE, CA 92513-7600

Report Date
MARCH 16, 1992

GSN 000-92-022

Geological and drilling services performed by Geo Sec, Inc.

237 South Waterman Avenue • San Bernardino California 92408 • Telephone 714 • 885 • 7072 Fax 714 • 885 • 7037
Contractors License A-553388 B&C57-553724

I. Introduction and Summary:

Gasoline contaminated soils beneath a former underground gasoline storage tank location were excavated and stockpiled on-site at R.T. Lee Construction, 7200 Hellman Avenue in Corona, California. The initial excavation activities occurred on January 23, 1992, and resumed on March 3, 1992 in the remaining area where laboratory analyses confirmed that product contaminated soils remained (Attachment 1).

During the March 3, 1992 excavation, the western one-third of the original excavation was deepened and the western perimeter was extended. One soil sample was obtained from the excavation bottom as a confirmation sample once it appeared that all soils with product concentrations exceeding allowable limits had been removed. Laboratory analyses of this sample indicates that remaining total petroleum hydrocarbon concentrations (TPH) expressed as gasoline are below 20 ppm and that total recoverable petroleum hydrocarbon concentrations (TRPH) are below 10 ppm.

The excavation has now been backfilled and compacted with clean soils. All excavated product contaminated soils are stockpiled on-site, on and covered with visquene.

II. Excavation Details and Soil Sampling:

Excavation Activities, January 23, 1992:

A backhoe with an extended reach of approximately 18 ft. was used for the excavation and removal of gasoline contaminated soil on January 23. A geologist was on-site directing the excavation activities and monitoring the organic vapor content of the excavated soils using a Foxboro flame ionization organic vapor analyzer (OVA). When the excavation reached a depth of 16 ft. 9 in., there appeared to be no remaining product contaminated soils in the eastern two-thirds of the excavation. Closed container OVA readings of soils removed from the bottom of the excavation in this area registered 0.8 ppm.

Product contaminated soils remained in the bottom of the western one-third of the excavation, however. In order to excavate in this area, the backhoe dug a shallow ramp along the northwest excavation area and excavated to a depth of 19 ft. 8 in. where product contaminated soils remained. The backhoe was unable to excavate deeper, however, due to the narrowness of the excavation and excavation activities were halted pending the availability of alternative excavation equipment.

Two soil samples were obtained from the bottom of the excavation on January 23, sample TT12392.1 was obtained from a depth of 16 ft. 9 in. from the eastern end of the excavation and sample TT12392.2 was obtained from a depth of 19 ft. 8 in. from the western end of the excavation (Attachment 1). Both samples were obtained from excavated soils in the backhoe bucket and were placed into laboratory supplied, certified clean, glass jars. The sample jars were sealed, labeled and had Riverside County evidence tape applied prior to being placed into a chilled container.

The samples were transported to Centrum Analytical Laboratories, a California DHS certified laboratory, within a chain of custody documentation (Attachment 2). The shallower sample was submitted for analyses using EPA Methods 418.1, 8015 modified for gasoline and 8020. The deeper sample was initially submitted for analyses using EPA Method 418.1 but analyses using EPA Methods 8015 modified for gasoline and 8020 were subsequently requested in order to quantify remaining contaminant concentrations.

The laboratory analytical results confirm that the bottom sample representing the eastern two-thirds of the excavation bottom had product concentrations below action levels and that the bottom sample representing the western one-third of the excavation bottom contained remaining product concentrations exceeding action levels. Sample TT12392.1 contained no detectable concentration of TPH, TRPH or ethylbenzene and only trace concentrations of Benzene, Toluene and Xylenes, while sample TT12392.2 contained 430 mg/kg TPH, 1400 mg/kg TRPH, 870 ug/kg Benzene, 16000 ug/kg Toluene, 62000 ug/kg Xylenes and 7400 ug/kg Ethylbenzene (Attachment 3).

Sample TT12392.1 consisted of moderate yellow brown and pale yellow brown silty, very fine to fine-grained sand, USCS designation SP-SM. Sample TT12392.2 consisted of moderate yellow brown fine-grained sand, USCS designation SP.

Excavation Activities, March 3, 1992:

Excavation activities resumed on this site on March 3, 1992, using a crane-clamshell excavation unit. Additional black-topped areas to the west and southwest of the original excavation were excavated to a depth of 20 ft. in an attempt to locate uncontaminated soil (Attachment 4). No gasoline contaminated soils were encountered as this zone was excavated.

The clean overburden in the area east of this perimeter zone and extending to the western margin of the original excavation, was excavated to a depth of 14 ft. and stockpiled. All excavated soil was monitored for indications of product contamination as indicated by organic vapor analyzer readings. All readings were zero ppm. Faint product odors were detected emanating from this area at a depth of 14 ft., however, and all additional excavated soils were stockpiled on visquene in the grassy area located north of the excavation. The excavation in this area and in the western one-third of the original excavation continued until a depth of 24 ft. was reached. At this depth, closed container OVA readings of excavated soil registered below 20 ppm.

One soil sample was obtained from a depth of 24 ft. in this newly excavated area, sample TT3392.1 (Attachment 4). This sample consisted of medium light gray clayey, silty, very fine grained sand, USCS classification SC-SM. The sample had a faint odor of volatile organic constituents and an OVA reading of 14.8 ppm. The sample was collected from the clamshell bucket using a clean hand trowel and was placed into a new, laboratory certified clean glass container, filled completely to eliminate all existing headspace. The sample jar was sealed, labeled, additionally sealed with evidence tape and placed into a chilled container.

The chilled sample was transported for analyses to Centrum Laboratories within a chain of custody documentation on the afternoon of March 3 (Attachment 5). The sample was analyzed for total petroleum hydrocarbon (TPH) expressed as gasoline using EPA Method 8015 modified, for total recoverable petroleum hydrocarbon (TRPH) using EPA Method 418.1 and for non-halogenated volatile organic constituents (BTXE) using EPA Method 8020. The laboratory analytical results reveal that the bottom sample from the west end of the excavation contains 6 mg/kg TPH, 16 mg/kg TRPH, 880 ug/kg B, 1220 ug/kg T, 1610 ug/kg X and 108 ug/kg E.

III. Conclusions:

It appears that all soil with TPH and TRPH concentrations exceeding the action level of 100 ppm have been excavated and stockpiled on-site, on and covered with visquene.

Bioremediation of the stockpiled product contaminated soils is being considered and evaluated. Preliminary microbiological and chemical evaluations indicate the presence of numerous Pseudomonads, known hydrocarbon utilizers, but the nitrate concentrations are elevated and may require pre-treatment to decrease these concentrations.

Should you have any questions regarding the above information please feel free to contact the undersigned at (714) 885-7072.

Terri Tharp
Project Geologist
CA. REA. No. 03781

Jerry D. Horne
California Registered Geologist
No. 547

TT.jr

rtlee.rpt

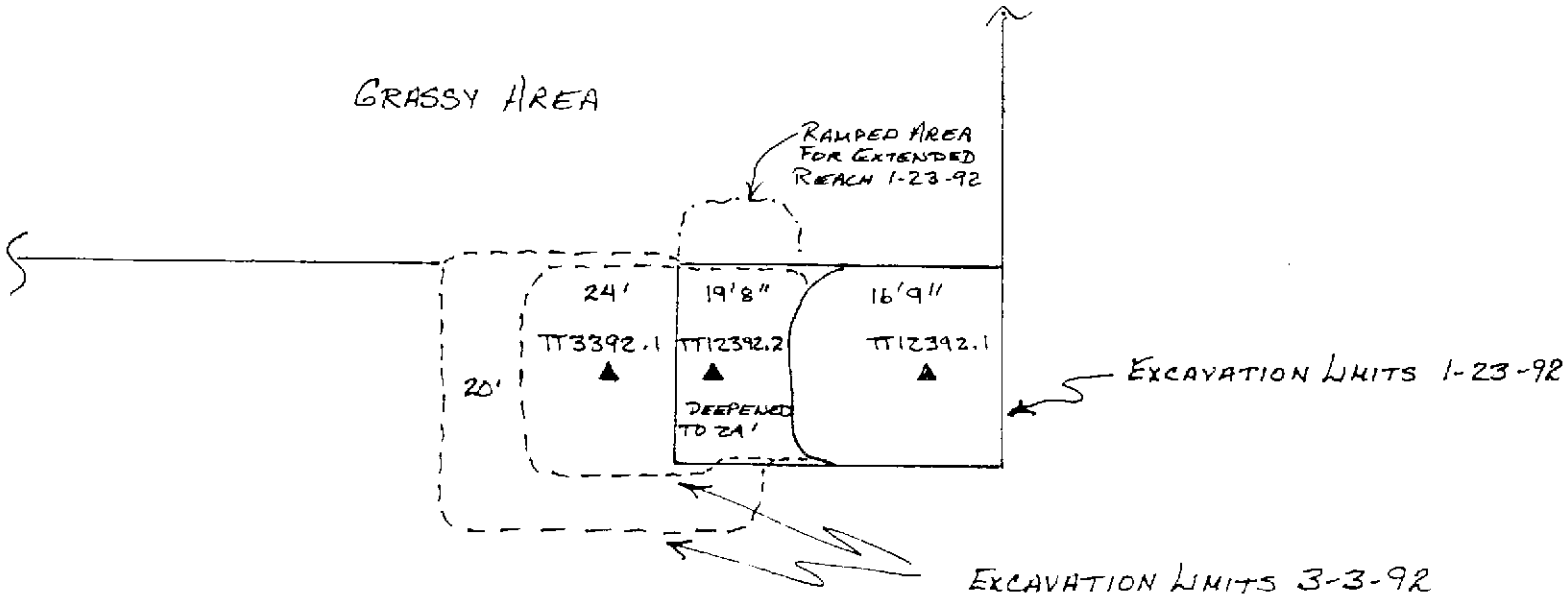
Riverside County
Local Oversight Program
Electronic Case File

Site Name: R.T. Lee Construction

Site Number: 91579

Electronic File #: 3

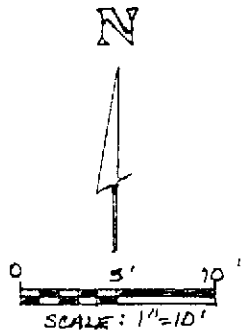
File organized chronologically starting with #1



LABORATORY ANALYTICAL RESULTS, mg/kg

	TRPH	TPH	B	T	X	E
TT12392.1	ND	ND	.008	.006	.014	ND
TT12392.2	1400	430	0.87	16.0	62.0	7.4
TT3392.1	6	16	0.88	1.22	1.61	0.108

R.T. LEE CONSTRUCTION
7200 HELLMAN AVENUE
CORONA, CALIFORNIA



GEOSEC, INC.

976

ATTACHMENT 1

3202

CENTRUM ANALYTICAL LABORATORIES

290 TENNESSEE STREET • REDLANDS, CA 92373 • (714) 798-9336

CHAIN OF CUSTODY RECORD

PAGE 1 OF 1

Job No. 000-92-022 | Project Name: R.T. Lee Constr

Sampler: T. Tharp | Phone: 714-885-7072

Client Name: Geo Sec | Address: 237 So. Waterman, S. Bdno

Sample Number	Date/Time Sampled	Sample Type: Soil	Water	Other (Specify)	Site Location	Type of containers	Analyses required: 418.1	8015 m.gas	8020	Hazardous sample / Special handling	Remarks and observations
TT12392.1	1/23/92 11:38	✓			Excavation bottom - east	Glass	✓	✓	✓		
TT12392.2	11:46	✓			" " - west	"	✓	*✓	*✓		Note: if 418.1 ≤ 100 ppm also analyze w/ 8015 mgas/8020
											*Added 1/24/92 per [illegible]

Relinquished by: (Signature)	Date/Time	Received by: (Signature)	Relinquished by: (Signature)	Date/Time	Received by: (Signature)
T Tharp	1/23/92, 12:50				
Relinquished by: (Signature)	Date/Time	Received for laboratory by: (Signature)	Date/Time	Remarks	
		Sirello	1/23/92 12:45	Read samples sealed + chilled @	
				Method of Shipment: Hand carried.	

The delivery of samples and the signature on this chain of custody form constitutes authorization to perform the analyses specified above under the Terms and Conditions set forth on the back hereof.

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ATTACHMENT 2

CENTRUM ANALYTICAL LABORATORIES

CERTIFIED HAZARDOUS WASTE TESTING LABORATORY • CHEMICAL AND BIOLOGICAL ANALYSES

Client: Geo - Sec
237 South Waterman Ave.
San Bernardino, CA 92408

Date: 01/24/92
J.N.: 3202

Project: R.T. Lee Construction

Date Received: 01/23/92
Date Analyzed: 01/24/92
Samples Rcv'd: 02 Soil

LABORATORY RESULTS

Method: EPA 418.1 (Total Petroleum Hydrocarbons)

Matrix: Soil

Concentration: mg/kg (parts per million)

Sample No.	Total Petroleum Hydrocarbons	Detection Limit
TT12392.1	ND	5
TT12392.2	1400	50

ND - Not Detected

Respectfully Submitted,

CENTRUM ANALYTICAL LABORATORIES

Ida Wallace
Laboratory Supervisor

Doug Mather, Ph.D.
Technical Director

290 TENNESSEE STREET • REDLANDS, CA 92373 • (714) 798-9336 • FAX (714) 793-1559

ATTACHMENT 3a

CENTRUM ANALYTICAL LABORATORIES

CERTIFIED HAZARDOUS WASTE TESTING LABORATORY • CHEMICAL AND BIOLOGICAL ANALYSES

Client: Geo-Sec
237 S. Waterman Ave.,
San Bernardino, Ca 92408

Date: 01/29/92
J.N.: 3202

Project: R.T. Construction

Date Received: 01/23/92
Date Analyzed: 01/28/92
Samples Rcv'd: 2 Soil

LABORATORY RESULTS

METHOD: Modified 8015 (Total Volatile Petroleum Hydrocarbons)

MATRIX: Soil

CONCENTRATION: mg/kg (parts per million)

Sample No.	Gasoline	Detection Limit
TT12392.1	ND	.3
TT12392.2	430	60

ND - Not Detected
Respectfully Submitted,

CENTRUM ANALYTICAL LABORATORIES

Ida Wallace
Laboratory Supervisor

Doug Mather, Ph.D.
Technical Director

290 TENNESSEE STREET • REDLANDS, CA 92373 • (714) 798-9336 • FAX (714) 793-1559

Attachment 3b

CENTRUM ANALYTICAL LABORATORIES

CERTIFIED HAZARDOUS WASTE TESTING LABORATORY • CHEMICAL AND BIOLOGICAL ANALYSES

Client: Geo - Sec, Inc.
237 S. Waterman Avenue
San Bernardino, CA 92408

Date: 01/29/92
J.N.: 3202

Project: R.T. Lee Construction

Date Received: 01/23/92
Date Analyzed: 01/28/92
Samples Rcv'd: 2 Soil

LABORATORY RESULTS

METHOD: EPA 8020/602 (B-T-X-E)

MATRIX: Soil

CONCENTRATION: ug/kg(parts per billion)

Sample No.	Benzene	Toluene	Xylenes	Ethylbenzene
TT12392.1	8	6	14	ND
TT12392.2	870	16000	62000	7400
DETECTION LIMIT:	3	5	5	5

ND = NOT DETECTED

Respectfully Submitted,

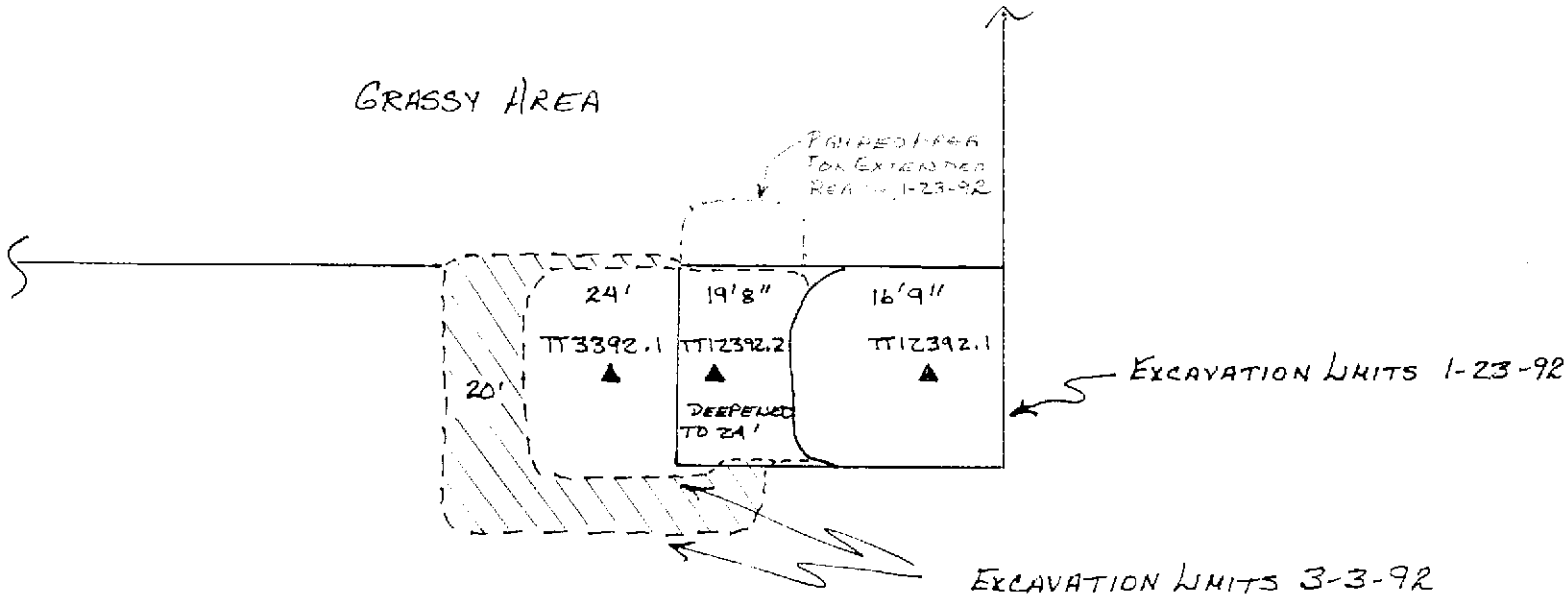
CENTRUM ANALYTICAL LABORATORIES

Ida Wallace
Laboratory Supervisor

Doug Mather, Ph.D.
Technical Director

290 TENNESSEE STREET • REDLANDS, CA 92373 • (714) 798-9336 • FAX (714) 793-1559

Attachment 3a

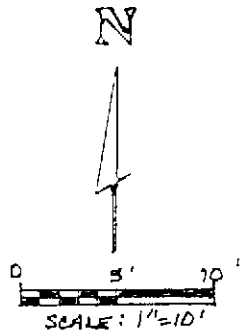


PERIMETER ROAD - 3/3/92 - 20 FT
NO CONTAMINATION DETECTED

LABORATORY ANALYTICAL RESULTS, mg/kg

	TRPH	TPH	B	T	X	E
TT12392.1	ND	ND	.008	.006	.014	ND
TT12392.2	1400	430	0.87	16.0	62.0	7.4
TT3392.1	6	16	0.88	1.22	1.61	0.108

R. T. LEE CONSTRUCTION
7200 HELLMAN AVENUE
CORONA, CALIFORNIA



GEOSEC, INC.

ATTACHMENT 4

3291

CENTRUM ANALYTICAL LABORATORIES

290 TENNESSEE STREET • REDLANDS, CA 92373 • (714) 798-9336

CHAIN OF CUSTODY RECORD

PAGE 1 OF 1

Job No. 005-92-022 | Project Name RT Lee

Sampler T. Tharp | Phone: 885-7072

Client Name Geo Sec | Address: 237 S. Waterman, SB Calif

Sample Number	Date/Time Sampled	Sample Type: Soil	Water	Other (Specify)	Site Location	Type of containers	Analyses required: A18.1	6020	6015 m.Sol	Hazardous sample / Special handling	Remarks and observations
TT3392.1	3/3/92 12:32	X			Excavation bottom -24'	Clear Glass	✓	✓	✓		

Relinquished by: (Signature) — Date/Time: 3/3/92 2:20 — Received by: (Signature)

Relinquished by: (Signature) — Date/Time — Received by Laboratory: (Signature) — Date/Time — Remarks: Rec'd sample chilled + sealed (2)

Method of Shipment: Hand del.

The delivery of samples and the signature on this chain of custody form constitutes authorization to perform the analyses specified above under the Terms and Conditions set forth on the back hereof.

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ATTACHMENT 5

CENTRUM ANALYTICAL LABORATORIES

CERTIFIED HAZARDOUS WASTE TESTING LABORATORY • CHEMICAL AND BIOLOGICAL ANALYSES

Client: Geo-Sec
237 S. Waterman Avenue
San Bernardino, CA 92408

Date: 03/09/92
J.N.: 3291

Project: R T Lee

Date Received: 03/03/92
Date Analyzed: 03/06/92
Samples Rcv'd: 1 Soil

LABORATORY RESULTS

Method: EPA 418.1 (Total Petroleum Hydrocarbons)

Matrix: Soil

Concentration: mg/kg (parts per million)

Sample No.	Total Petroleum Hydrocarbons	Detection Limit
TT3392.1	6	1

ND = Not Detected

Respectfully Submitted,

CENTRUM ANALYTICAL LABORATORIES

Ida Wallace
Laboratory Supervisor

Michael A. Yartzoff
General Manager

290 TENNESSEE STREET • REDLANDS, CA 92373 • (714) 798-9336 • FAX (714) 793-1559

ATTACHMENT 6a

CENTRUM ANALYTICAL LABORATORIES

CERTIFIED HAZARDOUS WASTE TESTING LABORATORY • CHEMICAL AND BIOLOGICAL ANALYSES

Client: Geo-Sec
237 S. Waterman Ave.,
San Bernardino, Ca 92408

Date: 03/09/92
J.N.: 3291

Project: RT Lee

Date Received: 03/03/92
Date Analyzed: 03/05/92
Samples Rcv'd: 1 Soil

==========

LABORATORY RESULTS

==========

METHOD: Modified 8015 (Total Volatile Petroleum Hydrocarbons)

MATRIX: Soil

CONCENTRATION: mg/kg (parts per million)

Sample No.	Gasoline	Detection Limit
TT3392.1	16	.3

ND - Not Detected
Respectfully Submitted,

CENTRUM ANALYTICAL LABORATORIES

Ida Wallace
Laboratory Supervisor

Michael A. Yartzoff
General Manager

290 TENNESSEE STREET • REDLANDS, CA 92373 • (714) 798-9336 • FAX (714) 793-1559

Attachment 6b

CENTRUM ANALYTICAL LABORATORIES

CERTIFIED HAZARDOUS WASTE TESTING LABORATORY • CHEMICAL AND BIOLOGICAL ANALYSES

Client: Geo - Sec, Inc.
237 S. Waterman Avenue
San Bernardino, CA 92408

Date: 03/09/92
J.N.: 3291

Project: RT Lee

Date Received: 03/03/92
Date Analyzed: 03/05/92
Samples Rcv'd: 1 Soil

LABORATORY RESULTS

METHOD: EPA 8020/602 (B-T-X-E)

MATRIX: Soil

CONCENTRATION: ug/kg (parts per billion)

Sample No.	Benzene	Toluene	Xylenes	Ethylbenzene
TT3392.1	880	1220	1610	108
DETECTION LIMIT:	3	5	5	5

ND = NOT DETECTED

Respectfully Submitted,

CENTRUM ANALYTICAL LABORATORIES

Ida Wallace
Laboratory Supervisor

Michael A. Yartzoff
General Manager

290 TENNESSEE STREET • REDLANDS, CA 92373 • (714) 798-9336 • FAX (714) 793-1559

Attachment 6c

RECEIVED
MAR 30 1992
RIVERSIDE CO.
HEALTH DEPT.
Environmental Health
HAZARDOUS MATERIALS

A Geological Systems Evaluation Company

March 17, 1992

R.T. Lee Construction
7200 Hellman Avenue
Corona, CA 91720
Phone (714) 737-7530

RE: Excavation, Sampling and Closure Report
GSN 000-92-022
INVOICE #2089

ATTN: Mr. Dan Hall

Please accept our invoice for the following services rendered:

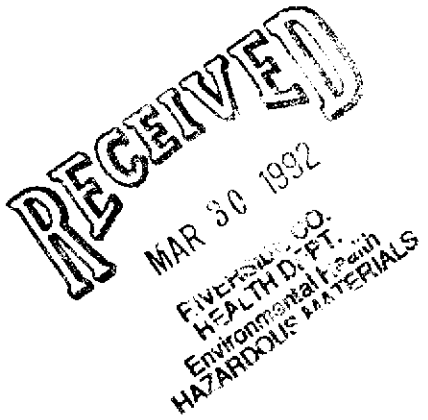
March 3, 1992

Geologist directing excavation, Sampling, Samples to Laboratory, 7.5 hours	$ 487.50
Chemistry: Laboratory Invoice #5402	$ 155.00
25% G&A	$ 38.75
March 16, 1992 Closure Report, 6 hours	$ 390.00
Total Invoice:	$1,071.25

Thank you,

Jeanna Rubio
Accounts Receivable

DUE ON RECEIPT. 1 1/2% Monthly service charge if not paid in 30 days. This is an annual percentage rate of 18%.


RECEIVED
MAR 30 1992
FIVE
HEALTH D
Environmental
HAZARDOUS MATERIALS

R T Lee Construction 91-579
Dan Hall 737 7530

2-4-92 Contacted Don Hall by phone to inform him that more contaminated soil requires removal. He said as soon as he found an excavator he will resume excavation.

3-2-92 Phoned Don Hall to find out status on excavation of contaminated soil. He said rain has put a halt on work today but work may be done tomorrow. I gave him the OK for tomorrow and will visit site in the morning for sampling. DT

3-3-92 Phone call from Don Hall. Excavation is proceeding today, Sampling will be later about noon. He requested information about bio remediation, what agencies are involve, what do they look for?

4-2-92 Phoned Don Hall informed him I received a report from GeoSea dated 3-16-92 but could not accept it as a closure report for the site. The report explain the excavation of the contaminated soil.

COUNTY OF RIVERSIDE, DEPARTMENT OF HEALTH
HAZARDOUS MATERIALS
MANAGEMENT BRANCH

No. 91-579

Page ___ of ___ pages

SUPPLEMENTAL REPORT

Reference Date 3-3-92

Name R T Lee

Address 7200 Hellman Ave City Corona

Topic

REMARKS: 111077 12:30
43 1:15
111 1:30

A ClamShell Crane had removed the remaining contamination and stocked piled it on visqueen. A sample was pulled to confirm the contamination removal. No Odor in sample. Geo Sea, Ter Tharpe was the Geologist on site.

Inspector Received by

GEO-SEC, INC.
237 South Waterman Avenue
San Bernardino, CA 92408

TELEFAX COVER LETTER
****

Date:

Please Deliver to:

Name:

Firm:

City:

Fax#:

From:

Name:

Firm: Geo Sec, Inc.

Fax Number: (714) 889-7032

WE ARE TRANSMITTING 4 PAGE(S) IN ADDITION TO THIS COVER SHEET. IF TRANSMISSION IS NOT COMPLETE OR THE COPY ILLEGIBLE, PLEASE CALL (714) 889-7022.

Ida Wallace
Laboratory Supv.

Doug Mather, Ph.D.
Technical Director

* FAX (714) 793-1559

RECEIVED
FEB - 4 1992
RIVERSIDE CO.
HEALTH DEPT.
Environmental Health
HAZARDOUS MATERIALS

CENTRUM ANALYTICAL LABORATORIES

CERTIFIED HAZARDOUS WASTE TESTING LABORATORY • CHEMICAL AND BIOLOGICAL ANALYSES

Client: Geo-Sec
237 S. Waterman Ave.,
San Bernardino, Ca 92408

Date: 01/29/92
J.N.: 3202

Project: R.T. Construction

Date Received: 01/23/92
Date Analyzed: 01/28/92
Samples Rcv'd: 2 Soil

LABORATORY RESULTS

METHOD: Modified 8015 (Total Volatile Petroleum Hydrocarbons)

MATRIX: Soil

CONCENTRATION: mg/kg (parts per million)

Sample No.	Gasoline	Detection Limit
TT12392.1	ND	.3
TT12392.2	430	60

ND - Not Detected
Respectfully Submitted,

CENTRUM ANALYTICAL LABORATORIES

Ida Wallace
Laboratory Supervisor

Doug Mather, Ph.D.
Technical Director

CENTRUM ANALYTICAL LABORATORIES

CERTIFIED HAZARDOUS WASTE TESTING LABORATORY • CHEMICAL AND BIOLOGICAL ANALYSES

Client: Geo - Sec, Inc.
237 S. Waterman Avenue
San Bernardino, CA 92408

Date: 01/29/92
J.N.: 3202

Project: R.T. Lee Construction

Date Received: 01/23/92
Date Analyzed: 01/28/92
Samples Rcv'd: 2 Soil

LABORATORY RESULTS

METHOD: EPA 8020/602 (B-T-X-E)

MATRIX: Soil

CONCENTRATION: ug/kg(parts per billion)

Sample No.	Benzene	Toluene	Xylenes	Ethylbenzene
TT12392.1	8	6	14	ND
TT12392.2	870	16000	62000	7400
DETECTION LIMIT:	3	5	5	5

ND = NOT DETECTED

Respectfully Submitted,

CENTRUM ANALYTICAL LABORATORIES

Ida Wallace
Laboratory Supervisor

Doug Mather, Ph.D.
Technical Director

~~320~~ B 3202

02/04/92 15:37 ☎7148857037 CEO-SEC 004

CENTRUM ANALYTICAL LABORATORIES

290 TENNESSEE STREET • REDLANDS, CA 92373 • (714) 798-9336

CHAIN OF CUSTODY RECORD

PAGE 1 OF 1

Job No. 800-92-022 | Project Name R.T. Lee Const

Sampler T. Tharp | Phone 714-885-7072

Client Name Geo Sec | Address: 2375 So Waterman, S. Bdno

Sample Number	Date/Time Sampled	Sample Type: Soil	Water	Other (Specify)	Site Location	Type of containers	Analyses required: 418.1	8015 mg/gas	8020	Hazardous sample / Special handling	Remarks and observations
TT12392.1	1/23/92 11:38	✓			Excavation bottom - east	Glass	✓	✓	✓		
TT12392.2	11:46	✓			" " - west	"	✓	*✓	*✓		Note: if 418.1 ≤ 100 ppm also analyze for 8015 mg/gas & 8020
											*Added 1/31/92 per [illegible]

Relinquished by: (Signature)	Date/Time	Received by: (Signature)	Relinquished by: (Signature)	Date/Time	Received by: (Signature)
T. Tharp	1/23/92 12:50				
Relinquished by: (Signature)	Date/Time	Received for Laboratory by: (Signature)	Date/Time	Remarks	
		Swallo	1/23/92 12:45	Reed samples sealed & chilled	

Method of Shipment: Hand carried.

delivery of samples and the signature on this chain of custody form titutes authorization to perform the analyses specified above under erms and Conditions set forth on the back hereof.

995

CENTRUM ANALYTICAL LABORATORIES

CERTIFIED HAZARDOUS WASTE TESTING LABORATORY • CHEMICAL AND BIOLOGICAL ANALYSES

Client: [illegible]ec
[illegible]uth Waterman Ave.
San Bernardino, CA 92408

Date: 01/24/92
J.N.: 3202

Project: R.T. Lee Construction

Date Received: 01/23/92
Date Analyzed: 01/24/92
Samples Rcv'd: 02 Soil

LABORATORY RESULTS

Method: EPA 418.1 (Total Petroleum Hydrocarbons)

Matrix: Soil

Concentration: mg/kg (parts per million)

Sample No.	Total Petroleum Hydrocarbons	Detection Limit
TT1 2.1	ND	5
TT1 2.2	1400	50

ND - Not Detected

Respectfully Submitted,

CENTRUM ANALYTICAL LABORATORIES

Ida Wallace
Laboratory Supervisor

Doug Mather, Ph.D.
Technical Director

GEO-SEC, INC.
237 South Waterman Avenue
San Bernardino, CA 92408

TELEFAX COVER LETTER
****

Date: [illegible]

Please Deliver To:

Name: [illegible]

Firm: [illegible]

City: [illegible]

Fax#: [illegible]

From:

Name: [illegible]

Firm: Geo Sec, Inc.

Fax Number: (714) 885-7037

WE ARE TRANSMITTING 2 PAGE(S) IN ADDITION TO THIS COVER SHEET. IF TRANSMISSION IS NOT COMPLETE OR THE COPY ILLEGIBLE, PLEASE CALL (714) 885-7072.

~~320~~ 3202

CENTRUM ANALYTICAL LABORATORIES
290 TENNESSEE STREET • REDLANDS, CA 92373 • (714) 798-9336

CHAIN OF CUSTODY RECORD

PAGE 1 OF 1

Job No. 800-92-022 | Project Name R.T. Lee Const

Sampler T. Tharp | Phone: 714-885-7072

Client Name Geo Sec | Address: 237 So. Waterman, S. Bdno

Sample Number	Date/Time Sampled	Sample Type: Soil	Water	Other (Specify)	Site Location	Type of containers	418.1	8015 mod. gas	8020	Hazardous sample / Special handling	Remarks and observations
112392.1	1/23/92 11:38	✓			Excavation bottom - east	Glass	✓	✓	✓		
112392.2	11:46	✓			" " - west	"	✓	*	*		

Note: if 418.1 ≤ 100 ppm also analyze w/ 8015 mgas/8020

*Added 1/24/92 per telli

Relinquished by: (Signature)	Date/Time	Received by: (Signature)	Relinquished by: (Signature)	Date/Time	Received by: (Signature)
T. Tharp	1/23/92, 12:30				
Relinquished by (Signature)	Date/Time	Received for Laboratory by: (Signature)	Date/Time	Remarks	
		Shilla	1/23/92 12:45	Rec'd samples sealed & chilled	

Method of Shipment: Hand carried.

The delivery of samples and the signature on this chain of custody form constitutes authorization to perform the analyses specified above under the Terms and Conditions set forth on the back hereof.

866

02/04/92 06:23 7148857037 GEO-SEC 004

CENTRUM ANALYTICAL LABORATORIES

CERTIFIED HAZARDOUS WASTE TESTING LABORATORY • CHEMICAL AND BIOLOGICAL ANALYSES

Client: Geo - Sec, Inc.
237 S. Waterman Avenue
San Bernardino, CA 92408

Date: 01/29/92
J.N.: 3202

Project: R.T. Lee Construction

Date Received: 01/23/92
Date Analyzed: 01/28/92
Samples Rcv'd: 2 Soil

LABORATORY RESULTS

METHOD: EPA 8020/602 (B-T-X-E)

MATRIX: Soil

CONCENTRATION: ug/kg(parts per billion)

Sample No.	Benzene	Toluene	Xylenes	Ethylbenzene
TT12392.1	8	6	14	ND
TT12392.2	870	16000	62000	7400
DETECTION LIMIT:	3	5	5	5

ND = NOT DETECTED

Respectfully Submitted,

CENTRUM ANALYTICAL LABORATORIES

Ida Wallace
Laboratory Supervisor

Doug Mather, Ph.D.
Technical Director

290 TENNESSEE STREET • REDLANDS, CA 92373 • (714) 798-9336 • FAX (714) 793-1559

CENTRUM ANALYTICAL LABORATORIES

CERTIFIED HAZARDOUS WASTE TESTING LABORATORY • CHEMICAL AND BIOLOGICAL ANALYSES

Client: Geo-Sec
237 S. Waterman Ave.,
San Bernardino, Ca 92408

Date: 01/29/92
J.N.: 3202

Project: R.T. Construction

Date Received: 01/23/92
Date Analyzed: 01/28/92
Samples Rcv'd: 2 Soil

LABORATORY RESULTS

METHOD: Modified 8015 (Total Volatile Petroleum Hydrocarbons)

MATRIX: Soil

CONCENTRATION: mg/kg (parts per million)

Sample No.	Gasoline	Detection Limit
TT12392.1	ND	.3
TT12392.2	430	60

ND - Not Detected
Respectfully Submitted,

CENTRUM ANALYTICAL LABORATORIES

Ida Wallace
Laboratory Supervisor

Doug Mather, Ph.D.
Technical Director

COUNTY OF RIVERSIDE, DEPARTMENT OF HEALTH
HAZARDOUS MATERIALS
MANAGEMENT BRANCH

No. 91-579

Page___ of ___pages

SUPPLEMENTAL REPORT

Reference Date 1-23-92

Name RT Lee Court

Address 7200 Hellman City Corona

Topic

REMARKS: 10027 office 86-256
42 site

two confirmation samples were pulled

Teri Thape sampling for Geo Sec
TT 12392.1 East end 16.9"
TT 12392.2 West end 19.8"

Excavation was halted at the west end of the pit due to a broken hydraulic line on the backhoe.
Samples were taken to see if contents were below 100ppm.

Inspector D Thompson Received by

DOH-HEH - 002 (REV. 3/87) Distribution: ORIGINAL-Specialist: COPY-Supervisor

COUNTY OF RIVERSIDE
DEPARTMENT OF HEALTH

Phone:

4065 COUNTY CIRCLE DR. RIVERSIDE, CA. 92503
(Mailing Address–P.O. Box 7600 Riverside, CA. 92513-7600)
FAX (714) 358-4529

December 10, 1991 site 91-579

Mr. Dan Hall
R.T. Lee Construction
7200 Hellman Avenue
Corona, CA 91720

RE: Work plan for site mitigation, 7200 Hellman Avenue, Corona

Dear Mr. Hall:

The work plan by Geo Sec, Inc. to mitigate the soil of petroleum hydrocarbon contamination dated November 14, 1991 has been reviewed by Riverside County Health, Hazardous Materials Branch. The work plan to excavate the above site is accepted by this department. The method of disposal will be determined following the excavation and the results of lab analysis.

Please notify me at least five days prior to starting this phase of remediation.

Should you have further questions regarding remediation, contact me at (714) 358-5055.

Sincerely,

Doug Thompson
Hazardous Materials Specialist

DT:cjm

cc: Ken Williams, (RWQB)

A Geological Systems
Evaluation Company

Soil Characterization of Stockpiled Soils

R.T. LEE CONSTRUCTION
7200 HELLMAN AVENUE
CORONA, CALIFORNIA

Prepared For
COUNTY OF RIVERSIDE
DEPARTMENT OF HEALTH
P.O. BOX 7600
RIVERSIDE, CA 92513-7600

Report Date
July 31, 1992

GSN 000-92-022

RECEIVED
AUG 10 1992
Health Services Agency
Department of Environmental Health
Hazardous Materials Management Branch

Geological and drilling services performed by Geo Sec, Inc.

237 South Waterman Avenue • San Bernardino, California 92408 • Telephone 714 • 885 • 7402 Fax 714 • 885 • 7037
Contractors License A-553388 B&C57-553724

I. Introduction and Site Summary:

R.T. Lee construction, located at 7200 Hellman Avenue, Corona, California was the site of an unauthorized release of petroleum hydrocarbons from an underground gasoline storage tank.

Laboratory analyses of the soil samples obtained beneath the tank following the tanks removal in May 1991, revealed that product contaminated soils were present in concentrations exceeding current acceptable levels.

On September 9, 1991, five (5) soil quality assessment borings were drilled to delineate the lateral and vertical extent of the contaminant plume. The laboratory analytical results of this investigation revealed "no significant product concentrations in any of the samples". However, in an effort to mitigate the product contaminated soils beneath the former underground fuel storage tank a program was proposed to remediate by discovery.

In January and March of 1992, excavation of all detectable product contaminated soils was achieved and confirmed by laboratory analysis. The excavated soils were appropriately stockpiled on site, in accordance with current Regulatory Agency standards to await soil characterization in order to facilitate a proper means of disposal.

II. Soil Characterization:

On June 6, 1992 the stockpiled gasoline fuel contaminated soils were measured to determine an approximate volume and an appropriate sampling paradigm to characterize remaining contaminant concentrations.

The contaminated soils, spread on visquene, extended 50 feet in a North-South direction, 40 feet in an East-West direction and had an almost uniform thickness of 12 inches. This calculated into a soil volume of 74 cubic yards (see Appendix 1).

The soils were divided into twenty (20) individual sample cells, each representing 100 cubic feet (3.7 yd^3). Each sample cell was subdivided into four (4) sub-sample cells or sample sites. A hand trowel was used at each sample site to dig into damp, unexposed soil to a measured depth of 8 inches. A sample representative of this area was then collected and placed into a clean stainless steel container.

Soil from all four (4) sample sites, within a respective sample cell were composited on a measured equal volume basis to obtain a single sample for each of the twenty (20) sample cells. This composited sample should be representative of the remaining product concentration in that sample cell.

Each composited sample was placed into a clean brass tube, filled completely to eliminate all existing headspace, sealed with Teflon and plastic end caps, taped, labeled and placed into Ziploc bags in a chilled container. The composited samples were then transported for analysis to a California D.O.H.S. Certified Laboratory within a chain of custody documentation. All samples were analyzed for EPA/DOHS Methods 8015 MOD Gasoline and 8020 B.T.E.X..

III. Sample Analysis:

The laboratory analytical results for the stockpiled soils indicate that remaining product concentrations are below any required action limits, as defined by previous LUFT Leaching Potential Analysis applicable to this site (see Appendix 2).

Statistically, the stockpiled soils contained a mean average TPH of 8.90 mg/kg expressed as gasoline with a standard deviation of 15.59 mg/kg for the twenty (20) samples submitted. This concentration is well below the 100 mg/kg allowable.

Method 8020 BTEX analyses was reported non-detected for all twenty samples (see Appendix 3).

IV. Conclusions and Recommendations:

The Laboratory Analytical results indicate that the Total Petroleum Hydrocarbon concentrations expressed as gasoline are well below the current Regulatory Agency action requirements. No measurable quantities of either Benzene, Toluene, Ethylbenzene or Xylenes were found utilizing the prescribed EPA/D.O.H.S. testing methodology.

Based upon the available data, no further action is required at this time.

Should you have any questions regarding the above information please feel free to contact the undersigned at (714) 885-7072.

Respectfully,

Dane R. Chance
Remediation Specialist
Laboratory Director

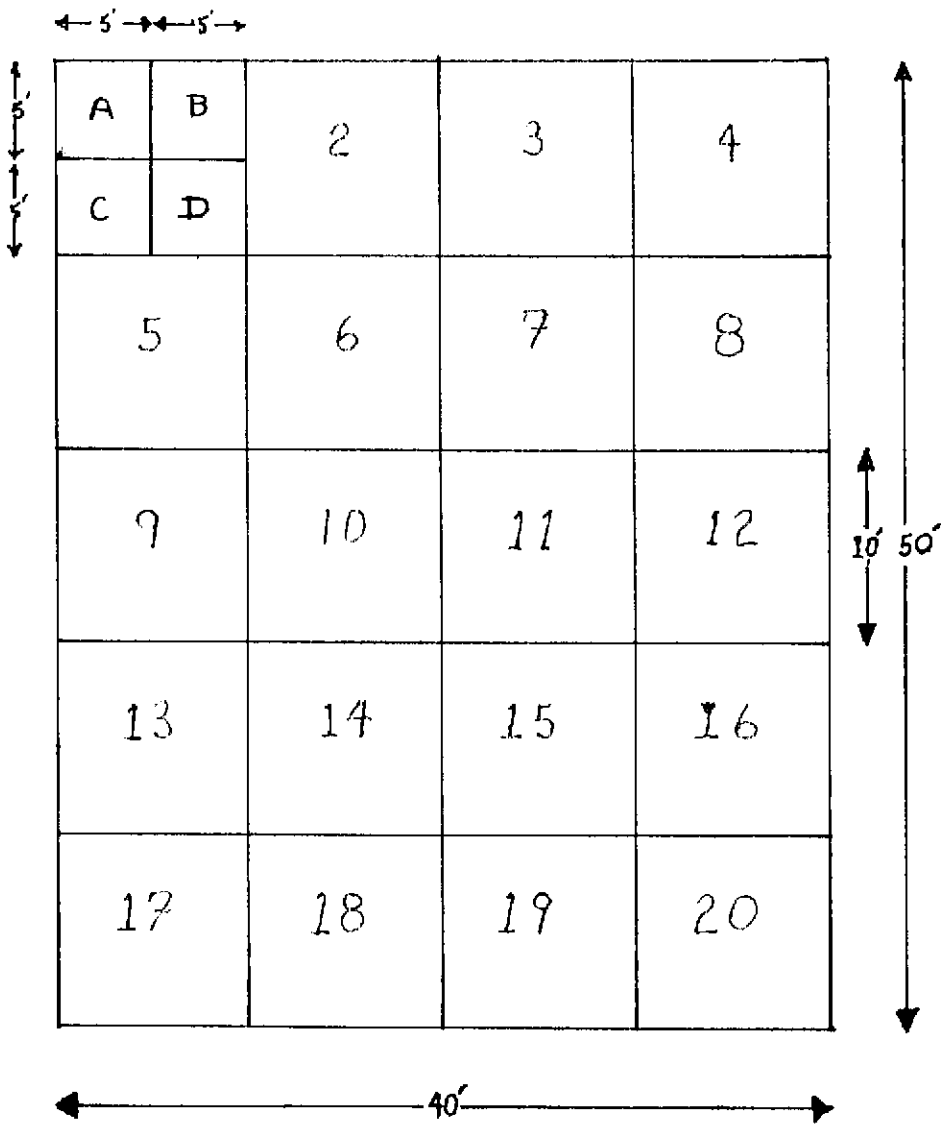
Terri Tharp
Project Geologist
California REA No. 03781

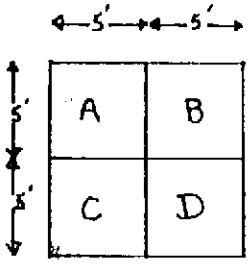
Jerry D. Horne
California Registered Geologist
No. 547

Donald R. Chance
Senior Project Director
California Registered
Environmental Assessor No. 00203

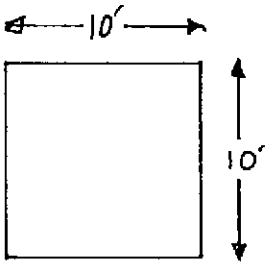
TT.jr
rtsoil.rpt

APPENDIX 1





Sub-Sample Cell



Sample Cell

APPENDIX 2

Table 2-1
Leaching Potential Analysis for Gasoline and Diesel
Using Total Petroleum Hydrocarbons(TPH)
and Benzene, Toluene, Xylene and Ethylbenzene (BTX&E)

The following table was designed to permit estimating the concentrations of TPH and BTX&E that can be left in place without threatening ground water. Three levels of TPH and BTX&E concentrations were derived (from modeling) for sites which fall into categories of low, medium or high leaching potential. To use the table, find the appropriate description for each of the features. Score each feature using the weighting system shown at the top of each column. Sum the points for each column and total them. Match the total points to the allowable BTX&E and TPH levels.

SITE FEATURE	SCORE	SCORE 10 PTS IF CONDITION IS MET	SCORE	SCORE 9 PTS IF CONDITION IS MET	SCORE	SCORE 5 PTS IF CONDITION IS MET
Minimum Depth to Ground Water from the Soil Sample (feet)		>100		51-100	5	25-50\1 ≥ 50'
Fractures in subsurface (applies to foothills or mountain areas)	10	None		Unknown		Present
Average Annual Precipitation (inches)		<10	9	10-25 ≥ 14"		26-40\2
Man-made conduits which increase vertical migration of leachate	10	None		Unknown		Present
Unique site features: recharge area, coarse soil, nearby wells, etc	10	None CLAYEY SOIL		At least one		More than one
COLUMN TOTALS→TOTAL PTS	30	+	9	+	5	= 44
RANGE OF TOTAL POINTS	49pts or more		41 - 48 pts		40pts or less	
MAXIMUM ALLOWABLE B/T/X/E LEVELS (PPM)	1/50/50/50		.3/.3/1/1		NA\3	
MAXIMUM ALLOWABLE TPH LEVELS (PPM) GASOLINE	1000		100		10	
MAXIMUM ALLOWABLE TPH LEVELS (PPM) DIESEL	10000		1000		100	

\1 If depth is greater than 5 ft. and less than 25 ft., score 0 points.
If depth is 5 ft. or less, this table should not be used.

\2 If precipitation is over 40 inches, score 0 points.

\3 Levels for BTX&E are not applicable at a TPH concentration of 10ppm (gasoline) or 100ppm (diesel) (For explanation see step 6, page 27.)

Source: LUFT Manual, October 1989

APPENDIX 3

Precision Laboratories
ENVIRONMENTAL • GEOSYNTHETIC TESTING

REPORT TO:
Attn: Mr. Dane Chance
GEO SEC
237 S. Waterman Av.
San Bernardino, CA 92408

PROJECT NAME:
R.T. LEE CONSTRUCTION

PRECISION JOB NO
E920237

Date Received:
June 8, 1992

Date Reported:
June 10, 1992

SAMPLE DESCRIPTION
Soil

TEST RESULTS

Date Collected:
June 5, 1992

Date Extracted:
June 9, 1992

Date Analyzed:
June 10, 1992

TEST METHODS	ANALYTES	LAB ID	SAMPLE ID	RESULTS	DETECTION LIMITS	UNITS OF MEASURE
8020	Benzene	3947	DC060592	ND	0.005	mg/Kg
	Toluene		.1	ND	0.005	mg/Kg
	Ethyl Benzene			ND	0.005	mg/Kg
	Total Xylenes			ND	0.010	mg/Kg
m 8015	Gasoline			ND	10	mg/Kg
8020	Benzene	3948	DC060592	ND	0.005	mg/Kg
	Toluene		.2	ND	0.005	mg/Kg
	Ethyl Benzene			ND	0.005	mg/Kg
	Total Xylenes			ND	0.010	mg/Kg
m 8015	Gasoline			ND	10	mg/Kg
8020	Benzene	3949	DC060592	ND	0.005	mg/Kg
	Toluene		.3	ND	0.005	mg/Kg
	Ethyl Benzene			ND	0.005	mg/Kg
	Total Xylenes			ND	0.010	mg/Kg
m 8015	Gasoline			17	10	mg/Kg
8020	Benzene	3950	DC060592	ND	0.005	mg/Kg
	Toluene		.4	ND	0.005	mg/Kg
	Ethyl Benzene			ND	0.005	mg/Kg
	Total Xylenes			ND	0.010	mg/Kg
m 8015	Gasoline			ND	10	mg/Kg

REMARKS:
ND = NOT DETECTED

PROJECT NAME:
R.T. LEE CONSTRUCTION

PRECISION JOB NO
E920237

Date Received:
June 8, 1992

Date Reported:
June 10, 1992

SAMPLE DESCRIPTION
Soil

TEST RESULTS

Date Collected:
June 5, 1992

Date Extracted:
June 9, 1992

Date Analyzed:
June 10, 1992

TEST METIIODS	ANALYTES	LAB ID	SAMPLE ID	RESULTS	DETECTION LIMITS	UNITS OF MEASURE
8020	Benzene	3951	DC060592	ND	0.005	mg/Kg
	Toluene		.5	ND	0.005	mg/Kg
	Ethyl Benzene			ND	0.005	mg/Kg
	Total Xylenes			ND	0.010	mg/Kg
m 8015	Gasoline			ND	10	mg/Kg
8020	Benzene	3952	DC060592	ND	0.005	mg/Kg
	Toluene		.6	ND	0.005	mg/Kg
	Ethyl Benzene			ND	0.005	mg/Kg
	Total Xylenes			ND	0.010	mg/Kg
m 8015	Gasoline			ND	10	mg/Kg
8020	Benzene	3953	DC060592	ND	0.005	mg/Kg
	Toluene		.7	ND	0.005	mg/Kg
	Ethyl Benzene			ND	0.005	mg/Kg
	Total Xylenes			ND	0.010	mg/Kg
m 8015	Gasoline			ND	10	mg/Kg
8020	Benzene	3954	DC060592	ND	0.005	mg/Kg
	Toluene		.8	ND	0.005	mg/Kg
	Ethyl Benzene			ND	0.005	mg/Kg
	Total Xylenes			ND	0.010	mg/Kg
m 8015	Gasoline			45	10	mg/Kg

REMARKS:
ND = NOT DETECTED

PROJECT NAME:
R.T. LEE CONSTRUCTION

PRECISION JOB NO
E920237

Date Received:
June 8, 1992

Date Reported:
June 10, 1992

SAMPLE DESCRIPTION
Soil

TEST RESULTS

Date Collected:
June 5, 1992

Date Extracted:
June 9, 1992

Date Analyzed:
June 10, 1992

TEST METHODS	ANALYTES	LAB ID	SAMPLE ID	RESULTS	DETECTION LIMITS	UNITS OF MEASURE
8020	Benzene	3955	DC060592	ND	0.005	mg/Kg
	Toluene		.9	ND	0.005	mg/Kg
	Ethyl Benzene			ND	0.005	mg/Kg
	Total Xylenes			ND	0.010	mg/Kg
m 8015	Gasoline			ND	10	mg/Kg
8020	Benzene	3956	DC060592	ND	0.005	mg/Kg
	Toluene		.10	ND	0.005	mg/Kg
	Ethyl Benzene			ND	0.005	mg/Kg
	Total Xylenes			ND	0.010	mg/Kg
m 8015	Gasoline			ND	10	mg/Kg
8020	Benzene	3957	DC060592	ND	0.005	mg/Kg
	Toluene		.11	ND	0.005	mg/Kg
	Ethyl Benzene			ND	0.005	mg/Kg
	Total Xylenes			ND	0.010	mg/Kg
m 8015	Gasoline			21	10	mg/Kg
8020	Benzene	3958	DC060592	ND	0.005	mg/Kg
	Toluene		.12	ND	0.005	mg/Kg
	Ethyl Benzene			ND	0.005	mg/Kg
	Total Xylenes			ND	0.010	mg/Kg
m 8015	Gasoline			ND	10	mg/Kg

REMARKS:
ND = NOT DETECTED

PROJECT NAME:
R.T. LEE CONSTRUCTION

PRECISION JOB NO
E920237

Date Received:
June 8, 1992

Date Reported:
June 10, 1992

SAMPLE DESCRIPTION
Soil

TEST RESULTS

Date Collected:
June 5, 1992

Date Extracted:
June 9, 1992

Date Analyzed:
June 10, 1992

TEST METHODS	ANALYTES	LAB ID	SAMPLE ID	RESULTS	DETECTION LIMITS	UNITS OF MEASURE
8020	Benzene	3959	DC060592	ND	0.005	mg/Kg
	Toluene		.13	ND	0.005	mg/Kg
	Ethyl Benzene			ND	0.005	mg/Kg
	Total Xylenes			ND	0.010	mg/Kg
m 8015	Gasoline			20	10	mg/Kg
8020	Benzene	3960	DC060592	ND	0.005	mg/Kg
	Toluene		.14	ND	0.005	mg/Kg
	Ethyl Benzene			ND	0.005	mg/Kg
	Total Xylenes			ND	0.010	mg/Kg
m 8015	Gasoline			ND	10	mg/Kg
8020	Benzene	3961	DC060592	ND	0.005	mg/Kg
	Toluene		.15	ND	0.005	mg/Kg
	Ethyl Benzene			ND	0.005	mg/Kg
	Total Xylenes			ND	0.010	mg/Kg
m 8015	Gasoline			53	10	mg/Kg
8020	Benzene	3962	DC060592	ND	0.005	mg/Kg
	Toluene		.16	ND	0.005	mg/Kg
	Ethyl Benzene			ND	0.005	mg/Kg
	Total Xylenes			ND	0.010	mg/Kg
m 8015	Gasoline			ND	10	mg/Kg

REMARKS:
ND = NOT DETECTED

PROJECT NAME:
R.T. LEE CONSTRUCTION

PRECISION JOB NO
E920237

Date Received:
June 8, 1992

Date Reported:
June 10, 1992

SAMPLE DESCRIPTION
Soil

TEST RESULTS

Date Collected:
June 5, 1992

Date Extracted:
June 9, 1992

Date Analyzed:
June 10, 1992

TEST METHODS	ANALYTES	LAB ID	SAMPLE ID	RESULTS	DETECTION LIMITS	UNITS OF MEASURE
8020	Benzene	3963	DC060592	ND	0.005	mg/Kg
	Toluene		.17	ND	0.005	mg/Kg
	Ethyl Benzene			ND	0.005	mg/Kg
	Total Xylenes			ND	0.010	mg/Kg
m 8015	Gasoline			ND	10	mg/Kg
8020	Benzene	3964	DC060592	ND	0.005	mg/Kg
	Toluene		.18	ND	0.005	mg/Kg
	Ethyl Benzene			ND	0.005	mg/Kg
	Total Xylenes			ND	0.010	mg/Kg
m 8015	Gasoline			22	10	mg/Kg
8020	Benzene	3965	DC060592	ND	0.005	mg/Kg
	Toluene		.19	ND	0.005	mg/Kg
	Ethyl Benzene			ND	0.005	mg/Kg
	Total Xylenes			ND	0.010	mg/Kg
m 8015	Gasoline			ND	10	mg/Kg
8020	Benzene	3966	DC060592	ND	0.005	mg/Kg
	Toluene		.20	ND	0.005	mg/Kg
	Ethyl Benzene			ND	0.005	mg/Kg
	Total Xylenes			ND	0.010	mg/Kg
m 8015	Gasoline			ND	10	mg/Kg

REMARKS:
ND = NOT DETECTED

Clifton J. Kiser
Quality Assurance

June 10, 1992
Date

Precision Laboratories
ENVIRONMENTAL • GEOSYNTHETIC TESTING

E920237
P.2/2

1017

GEO-SEC, INC.
237 S. Waterman Ave.
San Bernardino, CA 92408
Date: June 6th 1992
Contractor: GEO-SEC
Driller:

FIELD SAMPLING DATA and CHAIN-OF-CUSTODY
Client: R.J. LEE CONSTRUCTION CO., INC.
Address: 7200 HELLMAN AVENUE
City: CORONA State: CALIF Zip Code: 91720
Project Location: 7200 HELLMAN AVE. CORONA CA.
Sampler: DANE CHANCE Project No.: GSN 000-92-022

	SAMPLE LOCATIONS	SAMPLE NO.	TIME	SAMPLE TYPE (WATER / SOIL / SOLID / AIR/GAS: COMP. / GRAB)	LEAD SEALED	VOLUME	CONTAINER (BRASS / GLASS / PLASTIC / OTHER)	PRESERVATIVE	CHILLED	SAMPLE TAPED	SAMPLE METHOD	ANALYSES
3957	SPOILS PILE	DC060592 .11		✓			✓		✓		Hand Sampler	8015m gas/8020
3958		DC060592 .12		✓			✓		✓			
3959		DC060592 .13		✓			✓		✓			
3960		DC060592 .14		✓			✓		✓			
3961		DC060592 .15		✓			✓		✓			
3962		DC060592 .16		✓			✓		✓			
3963		DC060592 .17		✓			✓		✓			
3964		DC060592 .18		✓			✓		✓			
3965		DC060592 .19		✓			✓		✓			
3966		DC060592 .20		✓			✓		✓			

SAMPLES: Tamper - Proof Integrity Seals: ☐ YES ☐ NO
RUSH: ☐ 24 HR. ☐ 48 HR. ☒ 72 HR.
Date Required:
PQL's Required: ☐ YES ☐ NO
Lab QA/QC Required: ☐ YES ☐ NO
SEND LAB RESULTS TO:
GEO-SEC, INC. Fax 714 • 885 • 7037
Notes / Lab Results to: DANE CHANCE c/o GEO-SEC

LABORATORY
Name: Precision Laboratories
Address: 645 North Main Street
City: Orange
Phone No.: (714) 744-4599

INVOICE TO:
Name: R.J. LEE Const. Co., Inc
Address: 7200 HELLMAN AVE.
City: Corona CA 91720
Phone No.: (714) 737-7530

CUSTODY RECORD (Signature, Date, Time)
Relinquished: Dane Chance 06-05-92 5:12 PM
Samples Received: CHILLED ☒ YES ☐ NO INTEGRITY SEALS INTACT ☐ YES ☐ NO ☐ N/A
Received By: [illegible] 6-5-92 5:12pm
Relinquished: [illegible] 6-5-92 6:18pm
Samples Received: CHILLED ☐ YES ☐ NO INTEGRITY SEALS INTACT ☐ YES ☐ NO ☐ N/A
Received By:
Relinquished:
Samples Received: CHILLED ☐ YES ☐ NO INTEGRITY SEALS INTACT ☐ YES ☐ NO ☐ N/A
Received By:

E920237
P. 1/2

1018

GEO-SEC, INC.
237 S. Waterman Ave.
San Bernardino, CA 92408

Date: June 6th 1992
Contractor: GEO-SEC
Driller:

FIELD SAMPLING DATA and CHAIN-OF-CUSTODY

Client: R.T. LEE CONSTRUCTION CO. INC.
Address: 7200 HELLMAN AVENUE
City: CORONA State: CALIF Zip Code: 91720
Project Location: 7200 HELLMAN AVE. CORONA CA.
Sampler: DANE CHANCE Project No.: GSN 000-92-022

	SAMPLE LOCATIONS	SAMPLE NO.	TIME	SAMPLE TYPE (WATER / SOIL / LIQUID / AIR GAS: COMP. / GRAB)	LEAD SHIELDED	VOLUME	CONTAINER (BRASS 1131 / BRASS / GLASS / PLASTIC / OTHER)	PRESERVATIVE (YES / NO)	CHILLED (YES / NO)	SAMPLE TAPED (YES / NO)	SAMPLE METHOD	ANALYSES
3947	SPOILS PILE	DC060592 -1									Hand Sampler	8015 m gas / 8020
3948		DC060592 -2										
3949		DC060592 -3										
3950		DC060592 -4										
3951		DC060592 -5										
3952		DC060592 -6										
3953		DC060592 -7										
3954		DC060592 -8										
3955		DC060592 -9										
3956		DC060592 -10										

SAMPLES: Tamper - Proof Integrity Seals: ☐ YES ☐ NO

RUSH: ☐ 24 HR. ☐ 48 HR. ☒ 72 HR.

Date Required:

PCL's Required: ☐ YES ☐ NO

Lab QA/QC Required: ☐ YES ☐ NO

SEND LAB RESULTS TO:
GEO-SEC, INC. Fax 714 • 885 • 7037
Notes / Lab Results to: DANE CHANCE c/o GEO-SEC

LABORATORY
Name: Precision Laboratories
Address: 645 North Main Street
City: Orange
Phone No.: (714) 744-4599

INVOICE TO:
Name: R.T. LEE Const. Co. Inc
Address: 7200 HELLMAN AVE.
City: Corona CA 91720
Phone No.: (714) 737-7530

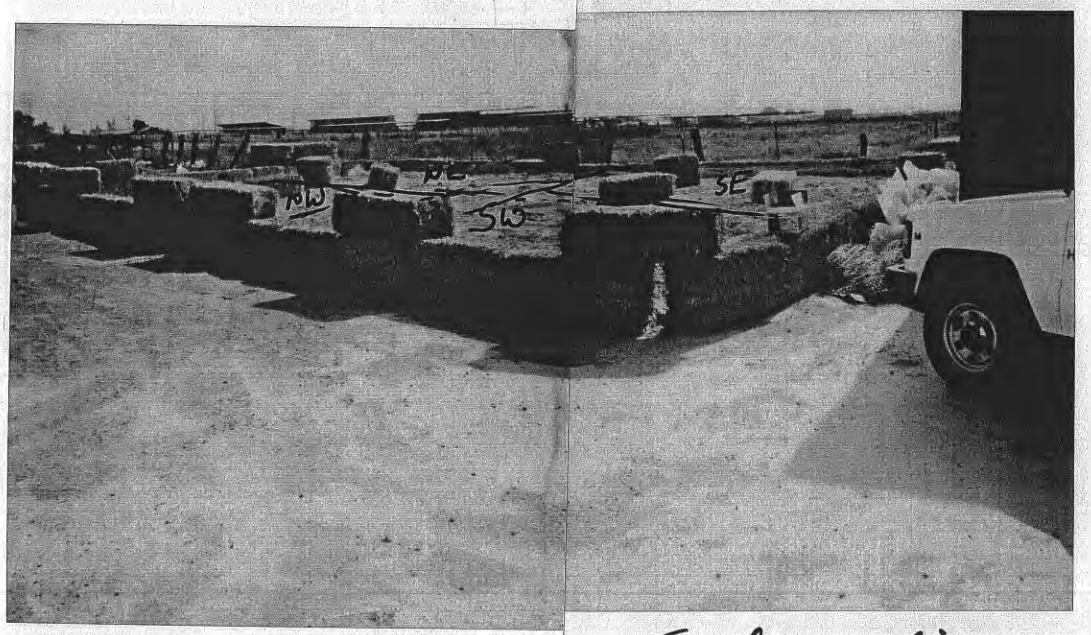
CUSTODY RECORD (Signature, Date, Time)

Relinquished: Dane Chance 06-05-92 5:12 PM
Samples Received: ☐ CHILLED YES ☐ NO — INTEGRITY SEALS INTACT ☐ YES ☐ NO ☐ N/A
Received By: 6-5-92 5:12 PM
Relinquished: 6-5-92 6:18 PM
Samples Received: ☐ CHILLED YES ☐ NO — INTEGRITY SEALS INTACT ☐ YES ☐ NO ☐ N/A
Received By:
Relinquished:
Samples Received: ☐ CHILLED YES ☐ NO — INTEGRITY SEALS INTACT ☐ YES ☐ NO ☐ N/A
Received By:

RECEIVED

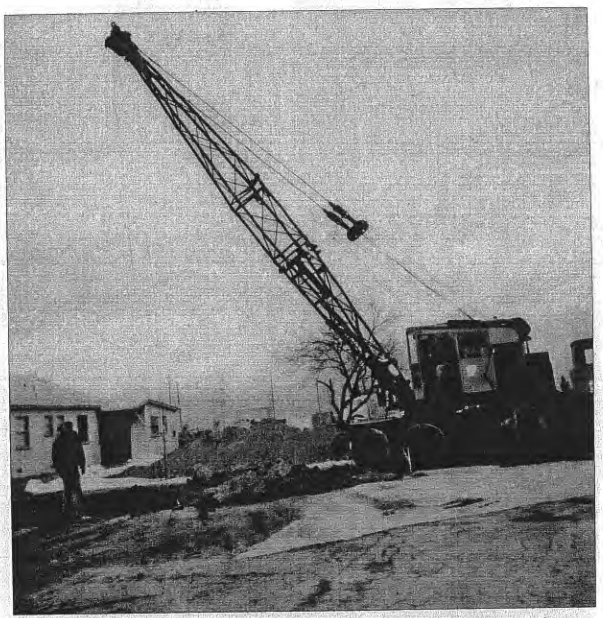
AUG 10 1992

Health Services Agency
Department of Environmental Health
Hazardous Materials Management Branch



7-10-92
RT Lee Constr.

Final Sampling



3-3-92 91-579
RT Lee Construction
7200 Hellman Ave
Corona 91720

Clam shell crane
Compacting

COUNTY OF RIVERSIDE
DEPARTMENT OF ENVIRONMENTAL HEALTH
HAZARDOUS MATERIALS BRANCH

SITE NAME: RT Lee SITE NUMBER: 91-579

SITE ADDRESS: 7200 Hellman

DATE: 7-10-92 TIME: 8:45-10:15

CORRESPONDENCE: [ ] MEETING [ ] TELEPHONE [ ] OTHER

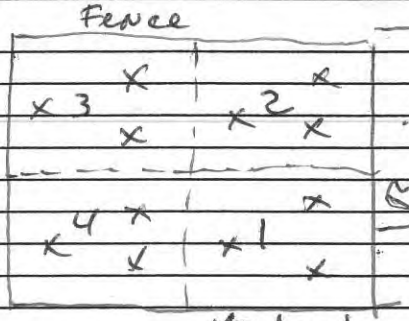
COUNTY EMPLOYEE: D. Thompson 29178 - 8:45
CONTACT PERSON: Dan Hall 197 10:15

ORGANIZATION:

PHONE NUMBER:

SUBJECT: Sampling

SUMMARY:

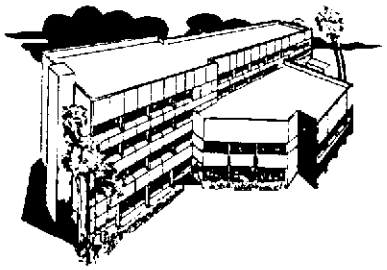


Samples
SW 1 DH71092-1
SE 2 DH71092-2
NE 3 DH71092-3
NW 4 DH71092-4

Each Sample - 3 grabs into Quart Mason Jars

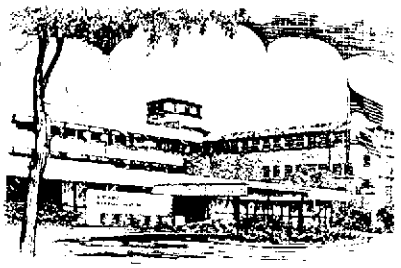
House 8015 Gas — Analyses required on each sample.
418.1
8020

Hellman All sample taken by D. Hall in quart mason jars
Samples placed in ice chest for transport to lab.



COUNTY OF RIVERSIDE
HEALTH SERVICES AGENCY
9851 Magnolia • Riverside, CA 92503

KENNETH B. COHEN
Director
(714) 358-7808



July 7, 1992

Site #91 579

Mr. Dan Hall
R.T. Lee Construction
7200 Hellman Avenue
Corona, CA 91720

RE: Leaking Underground Storage Tank Site at
R.T. Construction, 7200 Hellman Ave., Corona, CA

Dear Mr. Hall:

The purpose of this letter is to provide notification of your responsibility under the California Code of Regulations Title 23 Waters Section 2652 (d) to provide at a minimum, a quarterly status report to this department every three (3) months until site investigation and cleanup are complete. The owner or operator of a site shall submit to the local agency a quarterly status report detailing any investigative, remedial, or other action taken regarding the above referenced site.

The quarterly status reports should include at a minimum information listed on the sample quarterly status report enclosed with this letter. We request that you make copies of the enclosed sample report form for use each quarter. The quarterly status report shall be submitted within 15 days of the end of each quarter.

Quarter 1 - January thru March ..... Submit by April 15
Quarter 2 - April thru June ..... Submit by July 15
Quarter 3 - July thru September .... Submit by October 15
Quarter 4 - October thru December .. Submit by January 15

If status reports are currently being sent to our office, please continue to submit them according to the time schedule listed above. You may continue to use your existing format as long as the required information on the enclosed form is included.

Failure to provide quarterly status reports in a timely manner may cause the responsible party to be placed in a recalcitrant status due to non-compliance. Recalcitrant responsible parties are not eligible for California Leaking Underground Fuel Tank Clean-Up Funds and may be subject to enforcement action.

If you have any questions regarding the quarterly status reporting requirements, you may telephone me at (714) 358-5055.

Sincerely,

Doug Thompson

Doug Thompson
Hazardous Materials Specialist

DT:cjm

cc: Regional Water Quality Control Board

RT Lee Dan Hall mobi/phone 321-8617
office 7377530

6-16-92 Phoned Dan Hall, spoke about workplan for remediation of the stockpiled soil. He said it would be done by Geo Sec.

GEO-SEC, INC.
237 South Waterman Avenue
San Bernardino, CA 92408

TELEFAX COVER LETTER

Date: June 15, 1992

Please Deliver to:

Name: Doug Thompson

Firm: County of Riverside / Hazardous Materials Branch

City: Riverside

Fax#: (714) 358-5017

From:

Name: Dane Chance

Firm: Geo Sec, Inc.

Fax

WE ARE TRANSMITTING 9 PAGE(S) IN ADDITION TO THIS COVER
SHEET. IF TRANSMISSION IS INCOMPLETE OR THE COPY ILLEGIBLE,
PLEASE CALL (714) 885-7037.

GEO-SEC, INC.
237 South Waterman Avenue
San Bernardino, CA 92408

ORGANIC VAPOR ANALYZER SITE LOG

Date: 060592

Project Location: SEE Client Address
Project Number: G.S. RC-92-022
OVA Type: HNU PID
Technician: Dane Chance

Client: RT Lee Const Co. Inc
Address: 7200 Hellman Ave
Corona CA. 91720

TIME	OVA Detect in ppm	TIME	OVA Detect in ppm	TIME	OVA Detect in ppm
0700	Ø	1030	Ø		
0715	Ø	1045	Ø		
0730	Ø	1100	Ø		
0745	Ø	1115	Ø		
0800	Ø	1130	Ø		
0815	Ø	1145	Ø		
0830	Ø	1200	Ø		
0845	Ø				
0900	Ø				
0915	Ø				
0930	Ø				
0945	Ø				
1000	Ø				
1015	Ø				

orgvap

Precision Laboratories

ENVIRONMENTAL [illegible] TESTING

REPORT TO:
Attn: Mr. Dane Chance
GEO SEC
237 S. Waterman Av
San Bernardino, CA 92408

PROJECT NAME:
R.T. LEE CONSTRUCTION

PRECISION JOB NO
E920237

Date Received:
June 8, 1992

Date Reported:
June 10, 1992

SAMPLE DESCRIPTION
Soil

TEST RESULTS

Date Collected:
June 5, 1992

Date Extracted:
June 9, 1992

Date Analyzed:
June 10, 1992

TEST METHODS	ANALYTES	LAB ID	SAMPLE ID	RESULTS	DETECTION LIMITS	UNITS OF MEASURE
8020	Benzene	3947	DC060592	ND	0.005	mg/Kg
	Toluene		.1	ND	0.005	mg/Kg
	Ethyl Benzene			ND	0.005	mg/Kg
	Total Xylenes			ND	0.010	mg/Kg
m 8015	Gasoline			ND	10	mg/Kg
8020	Benzene	3948	DC060592	ND	0.005	mg/Kg
	Toluene		.2	ND	0.005	mg/Kg
	Ethyl Benzene			ND	0.005	mg/Kg
	Total Xylenes			ND	0.010	mg/Kg
m 8015	Gasoline			ND	10	mg/Kg
8020	Benzene	3949	DC060592	ND	0.005	mg/Kg
	Toluene		.3	ND	0.005	mg/Kg
	Ethyl Benzene			ND	0.005	mg/Kg
	Total Xylenes			ND	0.010	mg/Kg
m 8015	Gasoline			17	10	mg/Kg
8020	Benzene	3950	DC060592	ND	0.005	mg/Kg
	Toluene		.4	ND	0.005	mg/Kg
	Ethyl Benzene			ND	0.005	mg/Kg
	Total Xylenes			ND	0.010	mg/Kg
m 8015	Gasoline			ND	10	mg/Kg

REMARKS
ND = NOT DETECTED

[illegible] Orange, CA 92668 · (714) 744-4599 FAX (714) 744-0357

PROJECT NAME:
R.T. LEE CONSTRUCTION

PRECISION JOB NO
E920237

Date Received:
June 8, 1992

Date Reported:
June 10, 1992

SAMPLE DESCRIPTION
Soil

TEST RESULTS

Date Collected:
June 5, 1992

Date Extracted:
June 9, 1992

Date Analyzed:
June 10, 1992

TEST METHODS	ANALYTES	LAB ID	SAMPLE ID	RESULTS	DETECTION LIMITS	UNITS OF MEASURE
8020	Benzene	3951	DC060592	ND	0.005	mg/Kg
	Toluene		.5	ND	0.005	mg/Kg
	Ethyl Benzene			ND	0.005	mg/Kg
	Total Xylenes			ND	0.010	mg/Kg
m 8015	Gasoline			ND	10	mg/Kg
8020	Benzene	3952	DC060592	ND	0.005	mg/Kg
	Toluene		.6	ND	0.005	mg/Kg
	Ethyl Benzene			ND	0.005	mg/Kg
	Total Xylenes			ND	0.010	mg/Kg
m 8015	Gasoline			ND	10	mg/Kg
8020	Benzene	3953	DC060592	ND	0.005	mg/Kg
	Toluene		.7	ND	0.005	mg/Kg
	Ethyl Benzene			ND	0.005	mg/Kg
	Total Xylenes			ND	0.010	mg/Kg
m 8015	Gasoline			ND	10	mg/Kg
8020	Benzene	3954	DC060592	ND	0.005	mg/Kg
	Toluene		.8	ND	0.005	mg/Kg
	Ethyl Benzene			ND	0.005	mg/Kg
	Total Xylenes			ND	0.010	mg/Kg
m 8015	Gasoline			45	10	mg/Kg

REMARKS:
ND = NOT DETECTED

Precision Laboratories
ENVIRONMENTAL • GEOSYNTHETIC TESTING

PROJECT NAME:
R.T. LEE CONSTRUCTION

PRECISION JOB NO
E920237

Date Received:
June 8, 1992

Date Reported:
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TEST RESULTS

Date Collected:
June 5, 1992

Date Extracted:
June 9, 1992

Date Analyzed:
June 10, 1992

TEST METHODS	ANALYTES	LAB ID	SAMPLE ID	RESULTS	DETECTION LIMITS	UNITS OF MEASURE
8020	Benzene	3955	DC060592	ND	0.005	mg/Kg
	Toluene		.9	ND	0.005	mg/Kg
	Ethyl Benzene			ND	0.005	mg/Kg
	Total Xylenes			ND	0.010	mg/Kg
m 8015	Gasoline			ND	10	mg/Kg
8020	Benzene	3956	DC060592	ND	0.005	mg/Kg
	Toluene		.10	ND	0.005	mg/Kg
	Ethyl Benzene			ND	0.005	mg/Kg
	Total Xylenes			ND	0.010	mg/Kg
m 8015	Gasoline			ND	10	mg/Kg
8020	Benzene	3957	DC060592	ND	0.005	mg/Kg
	Toluene		.11	ND	0.005	mg/Kg
	Ethyl Benzene			ND	0.005	mg/Kg
	Total Xylenes			ND	0.010	mg/Kg
m 8015	Gasoline			21	10	mg/Kg
8020	Benzene	3958	DC060592	ND	0.005	mg/Kg
	Toluene		.12	ND	0.005	mg/Kg
	Ethyl Benzene			ND	0.005	mg/Kg
	Total Xylenes			ND	0.010	mg/Kg
m 8015	Gasoline			ND	10	mg/Kg

REMARKS
ND = NOT DETECTED

Precision Laboratories
ENVIRONMENTAL • GEOSYNTHETIC TESTING

PROJECT NAME:
R.T. LEE CONSTRUCTION

PRECISION JOB NO
E920237

Date Received:
June 8, 1992

Date Reported:
June 10, 1992

SAMPLE DESCRIPTION
Soil

TEST RESULTS

Date Collected:
June 5, 1992

Date Extracted:
June 9, 1992

Date Analyzed:
June 10, 1992

TEST METHODS	ANALYTES	LAB ID	SAMPLE ID	RESULTS	DETECTION LIMITS	UNITS OF MEASURE
8020	Benzene	3959	DC060592	ND	0.005	mg/Kg
	Toluene		.13	ND	0.005	mg/Kg
	Ethyl Benzene			ND	0.005	mg/Kg
	Total Xylenes			ND	0.010	mg/Kg
m 8015	Gasoline			20	10	mg/Kg
8020	Benzene	3960	DC060592	ND	0.005	mg/Kg
	Toluene		.14	ND	0.005	mg/Kg
	Ethyl Benzene			ND	0.005	mg/Kg
	Total Xylenes			ND	0.010	mg/Kg
m 8015	Gasoline			ND	10	mg/Kg
8020	Benzene	3961	DC060592	ND	0.005	mg/Kg
	Toluene		.15	ND	0.005	mg/Kg
	Ethyl Benzene			ND	0.005	mg/Kg
	Total Xylenes			ND	0.010	mg/Kg
m 8015	Gasoline			53	10	mg/Kg
8020	Benzene	3962	DC060592	ND	0.005	mg/Kg
	Toluene		.16	ND	0.005	mg/Kg
	Ethyl Benzene			ND	0.005	mg/Kg
	Total Xylenes			ND	0.010	mg/Kg
m 8015	Gasoline			ND	10	mg/Kg

REMARKS
ND - NOT DETECTED

Precision Laboratories
ENVIRONMENTAL • GEOSYNTHETIC TESTING

PROJECT NAME:
R.T. LEE CONSTRUCTION

PRECISION JOB NO
E920237

Date Received:
June 8, 1992

Date Reported:
June 10, 1992

SAMPLE DESCRIPTION
Soil

TEST RESULTS

Date Collected
June 5, 1992

Date Extracted:
June 9, 1992

Date Analyzed:
June 10, 1992

TEST METHODS	ANALYTES	LAB ID	SAMPLE ID	RESULTS	DETECTION LIMITS	UNITS OF MEASURE
8020	Benzene	[illegible]	DC060592	ND	0.005	mg/Kg
	Toluene		.17	ND	0.005	mg/Kg
	Ethyl Benzene			ND	0.005	mg/Kg
	Total Xylenes			ND	0.010	mg/Kg
m 8015	Gasoline			ND	10	mg/Kg
8020	Benzene	[illegible]	DC060592	ND	0.005	mg/Kg
	Toluene		.18	ND	0.005	mg/Kg
	Ethyl Benzene			ND	0.005	mg/Kg
	Total Xylenes			ND	0.010	mg/Kg
m 8015	Gasoline			22	10	mg/Kg
8020	Benzene	[illegible]	DC060592	ND	0.005	mg/Kg
	Toluene		.19	ND	0.005	mg/Kg
	Ethyl Benzene			ND	0.005	mg/Kg
	Total Xylenes			ND	0.010	mg/Kg
m 8015	Gasoline			ND	10	mg/Kg
8020	Benzene	[illegible]	DC060592	ND	0.005	mg/Kg
	Toluene		.20	ND	0.005	mg/Kg
	Ethyl Benzene			ND	0.005	mg/Kg
	Total Xylenes			ND	0.010	mg/Kg
m 8015	Gasoline			ND	10	mg/Kg

REMARKS
ND = NOT DETECTED

EA920238
P.2/2

1031

GEO-SEC, INC.
237 S. Waterman Ave.
San Bernardino, CA 92408
Date: June 6th 1992
Contractor: GEO-SEC
Driller:

FIELD SAMPLING DATA and CHAIN-OF-CUSTODY
Client: R.T. LEE CONSTRUCTION CO. INC.
Address: 7200 HELLMAN AVENUE
City: CORONA State: CALIF Zip Code: 91720
Project Location: 7200 HELLMAN AVE. CORONA CA.
Sampler: DANE CHANCE Project No.: GSN 000-92-022

SAMPLE LOCATIONS	SAMPLE NO.	TIME	SAMPLE TYPE	CONTAINER	SAMPLE METHOD	ANALYSES
3957	SPOILS PILE DCC60592 @11'		WATER: CONC ✓ SOIL: CONC ✓ AIRGAS: CONC	VOLUME: 4 oz. ✓ BRASS ✓ GLASS PLASTIC OTHER	Hand Sampler	8015 m gas / 8020
3958	DCC60592 @12'		✓	✓		
3959	DCC60592 @13'		✓	✓		
3960	DCC60592 @14'		✓	✓		
3961	DCC60592 @15'		✓	✓		
3962	DCC60592 @16'		✓	✓		
3963	DCC60592 @17'		✓	✓		
3964	DCC60592 @18'		✓	✓		
3965	DCC60592 @19'		✓	✓		
3966	DCC60592 @20'		✓	✓		

SAMPLES: Tamper - Proof Integrity Seals: ☐ YES ☐ NO
RUSH: ☐ 24 HR ☐ 48 HR ☐ 72 HR
Date Required:
PCB's Required: ☐ YES ☐ NO
Lab QA/QC Required: ☐ YES ☐ NO
SEND LAB RESULTS TO:
GEO-SEC, INC.
Notes: Attention to: DANE CHANCE
c/o GEO-SEC

LABORATORY
Name: Precision Laboratories
Address: 645 North Main Street
City: Orange
Phone No.: (714) 744 4599

INVOICE TO:
Name: R.T. LEE Const. Co. Inc
Address: 7200 HELLMAN AVE.
City: Corona CA 91720
Phone No.: (714) 737-7530

CUSTODY RECORD (Signature, Date, Time)
Relinquished: Dane Chance 06-06-92 5:12 PM
Samples Received: CHILLED ☐ YES ☐ NO INTEGRITY SEALS INTACT ☐ YES ☐ NO ☐ N/A
Received By: 6-6-92 6:15PM
Relinquished: 6-6-92 6:15PM
Samples Received: CHILLED ☐ YES ☐ NO INTEGRITY SEALS INTACT ☐ YES ☐ NO ☐ N/A
Received By:
Relinquished:
Samples Received: CHILLED ☐ YES ☐ NO INTEGRITY SEALS INTACT ☐ YES ☐ NO ☐ N/A
Received By:

003 GEO-SEC 7148857037 08:27 06/15/92

E7202516
P. 1/2

1032

GEO-SEC, INC.
237 S. Waterman Ave.
San Bernardino, CA 92408

Date: JUNE 6TH 1992
Contractor: GEO-SEC
Driller:

FIELD SAMPLING DATA and CHAIN-OF-CUSTODY
Client: R.T. LEE CONSTRUCTION CO. INC.
Address: 7200 HELLMAN AVENUE
City: CORONA State: CALIF Zip Code: 91720
Project Location: 7200 HELLMAN AVE. CORONA CA.
Sampler: DANE CHANCE Project No.: GSN 000-92-032

SAMPLE LOCATION	SAMPLE NO.	TIME	SAMPLE TYPE	CONTAINER	SAMPLE MATRIX	ANALYSES
3947	SPOILS PILE	DCC60542 #1	✓	✓	Hand Sampler	8015 mgas / 8020
3948		DCC60542 #2	✓	✓		
3949		DCC60542 #3	✓	✓		
3950		DCC60542 #4	✓	✓		
3951		DCC60542 #5	✓	✓		
3952		DCC60542 #6	✓	✓		
3953		DCC60542 #7	✓	✓		
3954		DCC60542 #8	✓	✓		
3955		DCC60542 #9	✓	✓		
3956		DCC60542 #10	✓	✓		

JUN 12 1992
RECEIVED

SAMPLED: Sampler / Field Integrity Check ☐ YES ☐ NO
RUSH: ☐ 24 HR ☐ 48 HR ☐ 5 DAY
Date Results Required:
POLs Required: ☐ YES ☐ NO
Lab Clean Required: ☐ YES ☐ NO
SEND LAB RESULTS TO:
GEO-SEC, INC. FAX 714 • 882 • 7037
Notify Lab Results to: DANE CHANCE
c/o GEO-SEC

LABORATORY
Name: Precision Laboratories
Address: 645 North Main Street
City: Orange
Phone No.: (714) 744-7550

INVOICE TO:
Name: R.T. LEE Const. Co. Inc.
Address: 7200 HELLMAN AVE.
City: Corona CA 91720
Phone No.: (714) 737-7530

CUSTODY RECORD (Signature, Date, Time)
Relinquished: Dane Chance 06-05-92 5:00 PM
Samples Received: ☐ YES ☐ NO INTEGRITY SEALS INTACT ☐ YES ☐ NO ☐ N/A
Received By:
Relinquished: Dane Chance 6-5-92 5:00 PM
Samples Received: ☐ YES ☐ NO INTEGRITY SEALS INTACT ☐ YES ☐ NO ☐ N/A
Received By:
Relinquished:
Samples Received: ☐ YES ☐ NO INTEGRITY SEALS INTACT ☐ YES ☐ NO ☐ N/A
Received By:

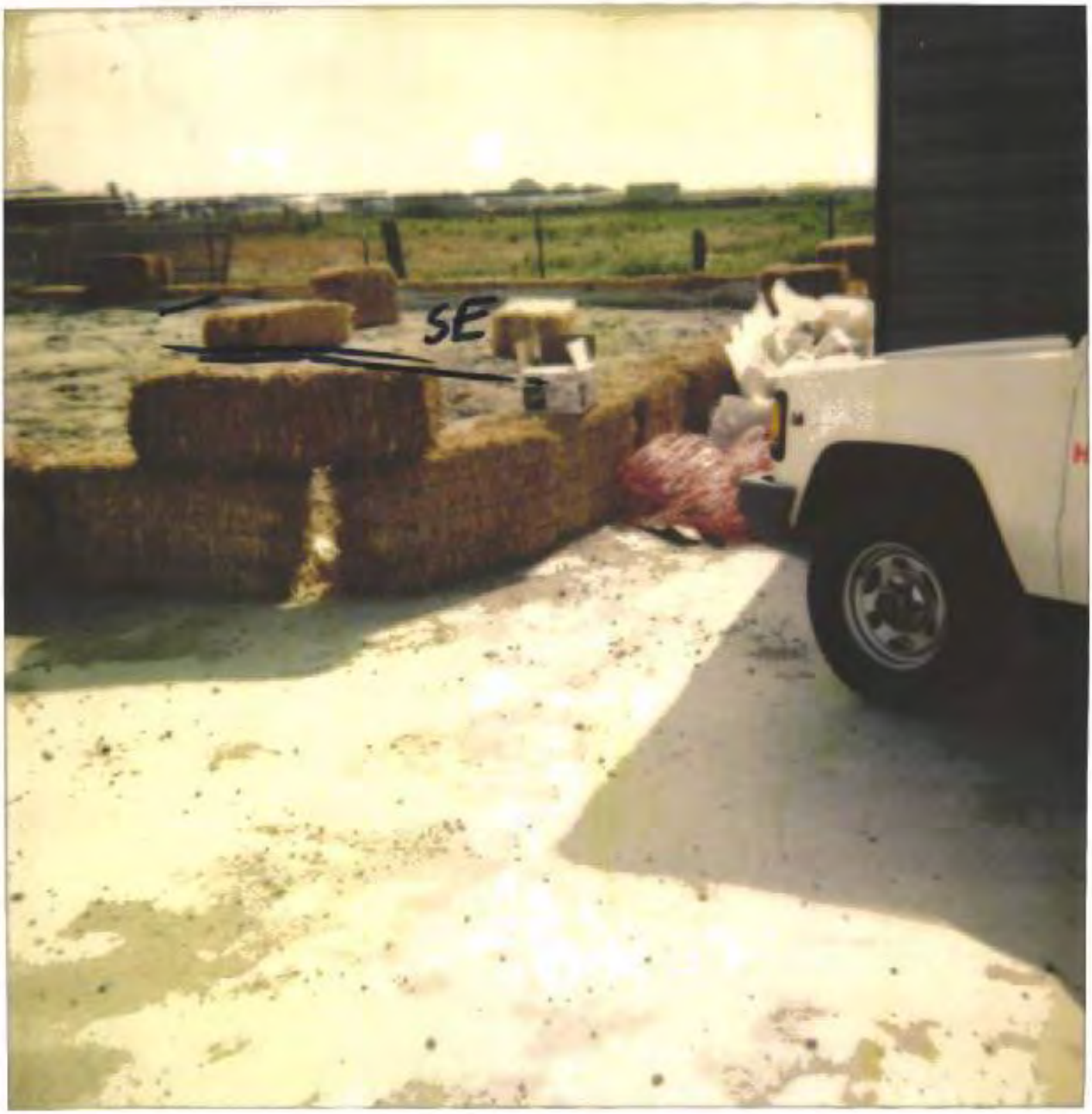
002
GEO-SEC
7148857037
08:26
06/15/92

RECEIVED
JUN 15 1992
County of Riverside
Health Service Agency
Department of Environmental Health
Hazardous Materials Management Branch



7-10-92
RT Lee Constr

1034



Final Sampling

1035

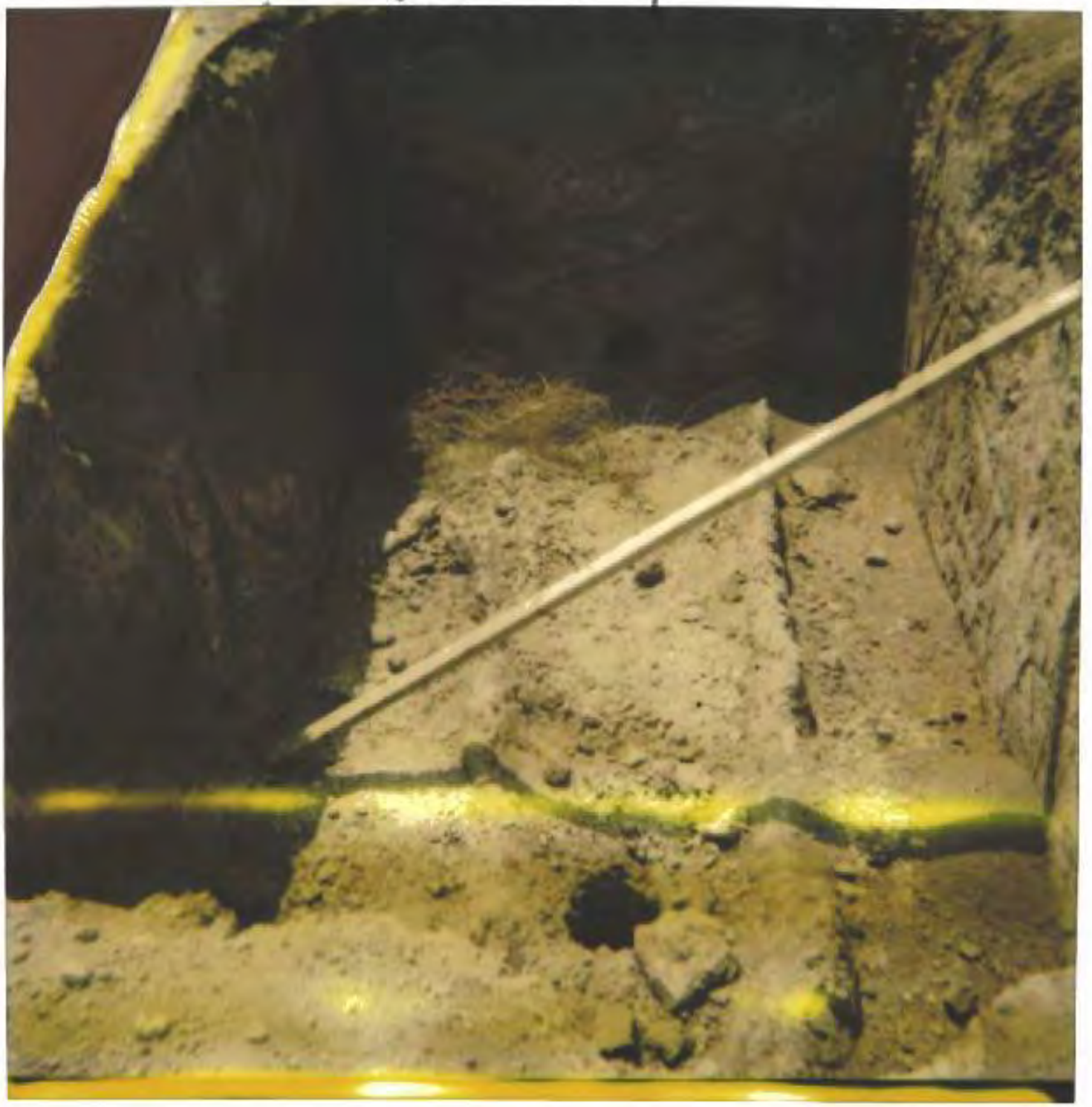


3-3-92 91-579
RT Lee Construction
7200 Hellman Ave
Corona 91720

Clam Shell Crane
Compaction

1036

Street A



RT Area Construction
91-579
7-17-91

North →

tank removal

Corona-Norco Unified School District
2820 Clark Avenue
Norco, California 92860

Preliminary Environmental Assessment
Proposed Rondo Elementary School
APNs 144-070-005 through -009
Southeast Corner of Hellman Avenue and Walters Street
Eastvale, Riverside County, California

February 27, 2017

Submitted By:
Earth Systems Southwest
79811B Country Club Drive
Bermuda Dunes, California 92203

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File No.: 00727-03
Doc. No.: 17-02-719

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Bermuda Dunes, CA 92203-1244
Ph: 760-345-1588
Fax: 760-345-7315
www.earthsystems.com

February 27, 2017

File No.: 00727-03
Doc. No.: 17-02-719

Corona-Norco Unified School District
2820 Clark Avenue
Norco, California 92860

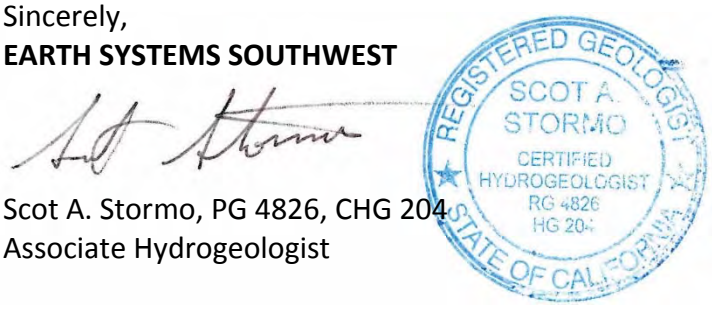
Attention: Ms. Lynne Murray

Subject: **Preliminary Environmental Assessment**

Project: **Proposed Rondo Elementary School**
APNs 144-070-005 through -009
Southeast Corner of Hellman Avenue and Walters Street
Eastvale, Riverside County, California

Earth Systems Southwest is pleased to submit this Preliminary Environmental Assessment [PEA] report for the site referenced above. This PEA report has been prepared to satisfy the requirements of the Department of Toxic Substances Control [DTSC]. **This is the final report, and incorporates comments received from the DTSC.** If you have any questions regarding this report, or the information contained herein, please contact this office at your convenience.

Sincerely,
EARTH SYSTEMS SOUTHWEST



Scot A. Stormo, PG 4826, CHG 204
Associate Hydrogeologist

PEA/sas/asj/cgj

Distribution: 4/Corona-Norco Unified School District
1/DTSC
1/BD File

Preliminary Environmental Assessment
Proposed Rondo Elementary School
APNs 144-070-005 through -009
Southeast Corner of Hellman Avenue and Walters Street
Eastvale, Riverside County, California

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Glossary of Abbreviations

AAI	All Appropriate Inquiry, as defined by the US EPA
APN	Assessor's Parcel Number
AQMD	South Coast Air Quality Management District
ASTM	American Society for Testing and Materials
bgs	Below ground surface
BTEX	Benzene, Toluene, Ethylbenzene and Xylenes
CAM	California Assessment Manual

CHG	Certified Hydrogeologist
COPC	Compound of potential concern
CNUSD	Corona-Norco Unified School District
DDD	Dichlorodiphenyl dichloroethane, a breakdown byproduct of the pesticide DDT
DDE	Dichlorodiphenyl dichloroethylene, a breakdown byproduct of the pesticide DDT
DDT	Dichlorodiphenyl trichloroethane
DTSC	Department of Toxic Substances Control
EP	Environmental Professional
EPC	Exposure-point concentration
ESA	Environmental Site Assessment
GCMS	Gas chromatograph and mass spectrometer
HASP	Health and Safety Plan
HHSE	Human Health Screening Evaluation
LCS	Laboratory Control Samples
MCL	Maximum Contaminant Level, a drinking water criterion
mg/kg	Milligrams per kilogram (equivalent to parts per million, by weight)
MS	Matrix spike
MSD	Matrix spike duplicate
OCP(s)	Organochlorine pesticide(s)
OEHHA	Office of Environmental Health Hazard Assessment
PCB	Polychlorinated biphenyl
PEA	Preliminary Environmental Assessment
QA/QC	Quality Assurance/Quality Control
RCDEH	Riverside County Department of Environmental Health
RPD	Relative percent difference
RWQCB	Regional Water Quality Control Board – Santa Ana River Basin Region
SOP	Standard operating procedure
SWRCB	State Water Resources Control Board
TCM	Terrain Conductivity Meter
TLMA	Transportation and Land Management Agency of Riverside County
TM	Technical Memorandum
TPHg	Total Petroleum Hydrocarbons as gasoline
TPHd	Total Petroleum Hydrocarbons as diesel
TPHo	Total Petroleum Hydrocarbons as oil
ug/kg	Micrograms per kilogram (equivalent to parts per billion, by weight)
ug/L	Micrograms per liter (approximately parts per billion, by weight)
US EPA	US Environmental Protection Agency
USGS	United States Geological Survey
UST(s)	Underground Storage Tank(s)
VOC(s)	Volatile organic compound(s)

1.0 EXECUTIVE SUMMARY

The purpose of this PEA was to evaluate the potential for hazardous materials to be present at concentrations of concern at a proposed elementary school site. The site is located at the southeast corner of Hellman Avenue and Walters Street in Eastvale, Riverside County, California, and includes Assessor's Parcel Numbers [APNs] 144-070-005 through 144-070-009. At the time of this evaluation, the site consisted of approximately 10 acres of land developed with two residences and a former dairy operation, which includes a barn, animal pens, water troughs, and an open field south of the animal pens. The barn was also used as a vehicle repair shop. Active dairy use ended about 30 years ago and the vehicle repairs ended about 20 years ago. At the time of the investigation, the residences on site were occupied by renters.

A Phase I Environmental Site Assessment [ESA] was performed for this site in 2016 (Earth Systems, 2016a). The ESA identified the following Recognized Environmental Conditions [RECs] for the subject site:

1. One of the two septic systems at the site is connected to both the northern residence and the barn. Septic systems provide a pathway for contaminants to be released into the ground, if contaminants are disposed into the waste water system. Since maintenance and repair of machinery occurred in the barn, the potential presence of solvents and petroleum in the northern septic system is an REC.
2. Floor drains in the barn are connected to a drainage system that initially disposed of water into the field area comprising the southern half of the site. More recently, that water is discharged into a trench located east of the southern residence. The waste water system may have contained hazardous materials if such materials were disposed into the floor drains. The waste water system is an REC for the site.
3. Rural residences and farms often have on-site fuel storage tanks, either above-ground or underground (ASTs and USTs, respectively). The concern with USTs is that a release can occur and not be noticed until the UST is removed. Evidence of these features was not observed during the site visit, and the interviews did not indicate that a UST had been used at the site. However, USTs are commonly found abandoned in place on older farm properties. The potential presence of USTs is a REC.
4. The site was used for agriculture and as a dairy prior to 1990. Therefore, the potential exists for residues of organochlorine pesticides [OCPs] to be present at the site, most notably to control flies and mosquitoes. Prior testing at other agricultural sites has found residues of OCPs at concentrations of concern. The potential presence of OCP residues is a REC.
5. Manure was reportedly hauled offsite and not buried onsite. Historical aerial photographs suggest that manure may have been stored in the eastern portion of the northern half of the site, and may have been spread over the southern half of the site. The decomposition of manure produces methane, which is not toxic but can pose an explosion hazard if it accumulates in an enclosed space, such as a building. To limit the

potential for this to be an issue, development activities should remove as much of the residual manure as practical. The potential for the accumulation of methane is an REC.

6. The eastern-most portion of the site appeared to be used for stockpile storage in a 2002 aerial photograph. The stockpiles are no longer present, but the type of material that was stored is not known. This is an REC.
7. Commonly identified issues at older residences include the presence of lead-based paint residues adjacent to buildings, and the presence of OCPs around older buildings from residential use of pesticides. These issues are considered an REC.

The scope of work for this PEA included conducting a geophysical survey to look for buried USTs and the location of the northern septic system, soil sampling and laboratory testing for the potential contaminants listed above, and soil-gas sampling to evaluate the presence of methane and other potential gas contaminants.

Four Compounds of Potential Concern [COPCs] were identified in the sampling and analysis program performed as part of this PEA. The COPCs were the organochlorine pesticides chlordane and DDD, the volatile organic compound benzene, and the heavy metal lead. OCPs were found at trace concentrations around the northern residence; benzene was found at trace concentrations in three soil-gas samples from the field area; and lead was found at elevated concentrations north of the northern residence. Due to the elevated lead concentrations north of the northern residence, additional "step-out" samples were collected to evaluate the vertical and lateral extent of the elevated lead concentrations.

For lead, chlordane, and DDD, exposure routes include inhalation, ingestion and direct (dermal) contact. For benzene, exposure routes were inhalation of vapors. Risk and Hazard values were calculated using PEA protocols for the maximum concentrations detected at the site, and were added together to derive the total Risk and Hazard. The Total Risk was 7.8×10^{-7} while the Total Hazard was 5.38 due to lead. The Risk value is less than the preferred threshold of concern of 1×10^{-6} (one-in-a-million) while the Hazard exceeded the preferred threshold of concern of 1.0.

The results of this evaluation indicate that lead is present at concentrations exceeding the DTSC target value on the north side of the northern residence. The lateral and vertical extent of the elevated concentration was identified and found to be of limited extent; the volume of affected soil was less than 3 cubic yards.

Given the limited amount of soil that is affected, Earth Systems recommended that the soil containing elevated lead concentrations be cleaned up in a "housekeeping" action. Additional contamination investigations or other remedial actions do not appear warranted. With the permission of the DTSC, the housekeeping action to remove the lead-containing soil was performed on February 22, 2017. Prior to removal, the soil was characterized for disposal purposes and was disposed under manifest as a non-RCRA hazardous waste at the South Yuma County Landfill, Arizona. Remaining soil concentrations do not warrant further evaluation or removal.

Risk and Hazard values were recalculated using the maximum concentrations remaining at the site after the housekeeping action was completed. The Total Risk remained at 7.8×10^{-7} while the Total Hazard was reduced to 0.88. These Risk and Hazard values are less than the target thresholds. Further investigations or remediation of the site do not appear warranted, and the site appears suitable for development as a school. We recommend the DTSC approve this site for development as a school.

2.0 INTRODUCTION

This Preliminary Environmental Assessment [PEA] report has been prepared by Earth Systems Southwest [Earth Systems] to document Earth Systems' evaluation of the potential presence of hazardous materials at the proposed Rondo Elementary School site, located at the southeast corner of Hellman Avenue and Walters Street in Eastvale, Riverside County, California. The site is also known as Assessor's Parcel Numbers [APNs] 144-070-005 through 144-070-009. At the time of this evaluation, the site consisted of approximately 10 acres of land currently developed with two residences and a former dairy operation, which includes a barn, animal pens, water troughs, and a field area south of the animal pens. The barn was also used as a vehicle repair shop. Active dairy use ended about 30 years ago and the vehicle repairs ended about 20 years ago. At the time of the field investigation, the residences were occupied by renters. Figures depicting the site location and layout are presented in Appendix A.

The Corona-Norco Unified School District [CNUSD] plans to construct an elementary school on the site. California state law requires the thorough investigation of school sites as a requirement to receive state funding. Those investigations must be conducted under the oversight of the California Environmental Protection Agency, Department of Toxic Substance Control [DTSC]. The CNUSD has authorized Earth Systems to perform investigations into the potential presence of hazardous materials at this site, and Earth Systems participated in a telephonic scoping meeting with the DTSC to agree on the scope of work for this PEA. A TM was prepared to document the scope of work agreed to with the DTSC during that scoping meeting. That document was revised to address comments received from the DTSC on October 24, 2016, as clarified in subsequent emails with the DTSC.

The purpose of a PEA is to evaluate whether hazardous materials are currently present at concentrations that pose a concern for using the site as a school, and if so, the extent of the risk to public health. This project was performed at the request of the client to satisfy the requirements of the DTSC. DTSC guidance documents followed during the course of the PEA were:

- California EPA, Preliminary Endangerment Assessment Guidance Manual (DTSC, Revised October 2015)
- Lead, OCPs, and PCBs School Interim Guidance (DTSC, 2006b)
- Interim Guidance for Sampling Agricultural Properties (Third Revision) (DTSC, 2008)

3.0 SITE DESCRIPTION

3.1 Site Identification

3.1.1 Site Name

Proposed Rondo Elementary School. Names associated with the prior use are not known.

3.1.2 Designated Contact Person

Mr. Ted Rozzi, Assistant Superintendent, CNUSD
Ms. Lynne Murray, Director I, Facilities Division, CNUSD

3.1.3 Site Address

7620 Hellman Avenue, Corona, California 92880

3.1.4 Mailing Address

Corona-Norco Unified School District
2820 Clark Avenue
Norco, California 92860

3.1.5 Business Office Phone Number

951-736-5048

3.1.6 Assessor's Parcel Number

The site is identified as Assessor's Parcel Numbers [APNs] 144-070-005 through 144-070-009.

3.1.7 Other Site Names

None known

3.1.8 USEPA Identification Number

None

3.1.9 Calsites Database Number

None

3.1.10 California Department of Toxic Substances Control Database Number

60002406 (for this PEA)

3.1.11 Property Location and Setting

The site is located in the northwest quarter of the southwest quarter of Section 34, Township 2 South, Range 7 West, San Bernardino Baseline and Meridian. The property boundaries are defined by Walters Street to the north, Hellman Avenue to the west, and by wire fencing to the east and south. The surface of the site is relatively flat, and most of the site is open ground. The elevation of the site is approximately 565 feet above mean sea level. Significant hills, gullies, or streams are not present on the site.

3.1.12 Site Maps and Photographs

Appendix A of this PEA report includes a site vicinity map based on the USGS 7-1/2 minute, *Corona North, Calif.* Quadrangle (Figure 1); layout of the site (Figure 2); aerial photo of the site from 2002 (Figure 3); geophysical survey area (Figure 5); soil sampling locations (Figure 6); soil-gas sample locations (Figure 7); potential building footprint (Figure 8); "step-out" sampling locations north of the northern residence for lead (Figure 9); and the removal area north of the northern residence performed as part of the recommended housekeeping action (Figure 11). Appendix C includes photographs of the site.

3.2 Geology and Hydrogeology

3.2.1 Geologic Setting

The site is located at the southwestern end of the Chino Plain, in the Peninsular Range Geomorphic Province of Southern California. The Chino Plain is the western portion of the Upper Santa Ana River Valley, which is bound by the San Gabriel Mountains to the north, the Chino Hills to the west, the western San Bernardino Mountains to the east, and various highlands of the Perris Block to the south. The basement rock underlying the Chino Plain is primarily composed of granitic and metamorphic rock. The basement complex is overlain by a series of unconsolidated and semi-consolidated fluvial and alluvial sediments eroded from the surrounding mountain ranges, which comprise the water bearing units in the Upper Santa Ana Groundwater Basin (DWR, 2006).

3.2.2 Hydrogeologic Setting

The Upper Santa Ana River Groundwater Basin is divided into several subbasins, based on the recharge and hydrogeology of each particular area. The site is located within the Temescal subbasin of the Upper Santa Ana River Groundwater Basin. This subbasin is relatively shallow, with less than 300 feet of water bearing sediments resting on Mesozoic granitic basement rock (Lamar, 1992). The aquifer pinches out as it nears exposures of the granitic bedrock east of the site. Groundwater in this subbasin generally flows in a southwesterly direction toward Prado Dam, though basement highs may locally divert groundwater flow. Water quality within this zone is generally considered fair, with higher quality water found further north near the San Gabriel and San Bernardino Mountains. The groundwater in this subbasin is used for both public and private water supply (RWQCB, 1984).

Groundwater was detected at a depth of about 35 feet during a geotechnical investigation conducted at the site in 2016 (Earth Systems, 2016b).

3.2.3 Predominant Soils Groups

The State of California Department of Conservation *Geologic Data Map No. 2, 2010 Geologic Map of California* depicts the soil groups on-site to be "alluvium, lake, playa, and terrace deposits; unconsolidated and semi-consolidated."

4.0 BACKGROUND

This section contains information regarding past and current site uses and activities.

4.1 Site Status and History

4.1.1 Business Type

The site consists of a former dairy and contains two residences, a barn building and storage containers, animal pens, and a pasture area. It is our understanding that the two residences are currently occupied by renters. The site is not currently used for business purposes.

4.1.2 Years of Operation and Prior Land Use

The earliest record of site usage was an aerial photo from 1962 that showed the site was already a dairy at that time. The layout of the site has remained unchanged to the present day and includes animal pens along the north side of the site, pasture land south of the animal pens, two residences along the west side, a barn between the two residences, and several storage containers near the barn. In addition to diary activities, the barn was used intermittently for vehicle repairs. According to Mr. Haringsma, a long-time resident of the area who was familiar with the site, the dairy ceased operation about 30 years ago and the vehicle repair activities ceased about 20 years ago. The historical aerial photos suggest the animal pens were in use as recently at 2003, but were not in use after that time. The current owners purchased the site in 1998 with the intention of moving their slaughter-house business to the property. The county rejected their proposed use of the property and they have not used the site for commercial purposes since their purchase.

4.1.3 Facility Ownership/Operators

Mr. and Mrs. Yanez and Maria Vieira purchased the site in 1998. The two residences on the site are rented.

4.1.4 Surrounding Land Use

The site vicinity generally consists of residential, rural-residential, and undeveloped properties.

4.2 Hazardous Substance/Waste Management Information

4.2.1 Business/Manufacturing Activities

The site is primarily pasture land with two residences. Business/manufacturing activities are not currently conducted on-site. The site was used historically for agricultural and livestock purposes. Therefore, there is a potential for historic on-site usage of OCPs and arsenic from the former agricultural activities, including potential storage areas; petroleum hydrocarbons and VOCs from USTs (if present) and from potential disposal into the onsite wastewater system; OCPs from termite control activities around the residences; and lead from lead-based paint at buildings built prior to 1974.

4.2.2 On-site Storage, Treatment, and Disposal

Evidence of the on-site manufacture, storage, or disposal of hazardous materials was not observed. Evidence of USTs was not observed during the site visits.

4.2.3 Regulatory Status

Not currently regulated

4.2.4 Inspection Results

None

4.2.5 Prior Assessments/Remediation

4.2.5.1 Phase I Environmental Site Assessment

An ESA for the site was completed in June 2016 by Earth Systems (Earth Systems, 2016a). The purpose of the ESA was to identify Recognized Environmental Conditions [REC] for the site. An REC is defined as the presence or likely presence of an existing release, a past release, or a material threat of a release of hazardous substances or petroleum products in structures, or into the ground, groundwater or surface water at a site or on an adjacent site that may affect the site. RECs identified on the subject site are summarized as follows:

1. One of the two septic systems at the site is connected to both the northern residence and the barn. Septic systems provide a pathway for contaminants to be released into the ground, if contaminants are disposed into the waste water system. Since maintenance and repair of machinery occurred in the barn, the potential presence of solvents and petroleum in the northern septic system is an REC.
2. Floor drains in the barn are connected to a drainage system that initially disposed of water into the field area comprising the southern half of the site. More recently, that water is discharged into a trench located east of the southern residence. The waste water system

may have contained hazardous materials if such materials were disposed into the floor drains. The waste water system is an REC for the site.

3. Commonly identified issues at older residences include the presence of lead-based paint residues adjacent to buildings, and the presence of OCPs around older buildings from residential use of pesticides. These issues are considered an REC.
4. Rural residences and farms often have on-site fuel storage tanks, either above-ground or underground (ASTs and USTs, respectively). The concern with USTs is that a release can occur and not be noticed until the UST is removed. Evidence of these features was not observed during the site visit, and the interviews did not indicate that a UST had been used at the site. However, USTs are commonly found abandoned in place on older farm properties. The potential presence of USTs is a REC.
5. The site was used for agriculture at a time when DDT was commonly used. The site may also have been agricultural prior to the advent of DDT, when arsenic-based pesticides were used in agriculture. Therefore, the potential exists for residues of OCPs and arsenic to be present at the site. The potential presence of OCP residues and arsenic is a REC in the agricultural areas of the site, such as the animal pens and pasture area, and around buildings that were potential storage areas.
6. Manure was reportedly hauled offsite and not buried onsite. Historical aerial photographs suggest that manure may have been stored in the eastern portion of the northern half of the site, and may have been spread over the southern half of the site. The decomposition of manure produces methane, which is not toxic but can pose an explosion hazard if it accumulates in an enclosed space, such as a building. To limit the potential for this to be an issue, development activities should remove as much of the residual manure as practical. The potential for the accumulation of methane is an REC.
7. The eastern-most portion of the site appeared to have been used for stockpile storage in a 2002 aerial photograph. The stockpiles are no longer present, but the type of material that was stored is not known. This is an REC.

4.2.5.2 Geotechnical Engineering and Percolation Report

Issues of environmental concern were not identified in the Geotechnical Engineering and Percolation Report compiled in September 2016 by Earth Systems (Earth Systems, 2016b).

5.0 APPARENT PROBLEM

RECs for the site are related to past dairy and residential use of the site, including the potential burial of manure. Chemicals of potential concern {COPCs] include the following:

1. The potential presence of petroleum hydrocarbons and solvents from the septic system associated with the northern residence and barn;
2. The potential presence of hazardous materials discharged from the barn floor-drains to a trench located east of the south residence;

3. The potential for the presence of USTs on-site, and the potential for associated contamination;
4. The potential presence of OCPs associated with former agricultural and dairy activities, including in the field area, the animal pen area, around the barn and storage areas, and around the residences;
5. The potential for lead in the soil from disintegration of lead-based paint on old buildings;
6. The potential for methane from manure; and,
7. The potential for hazardous materials associated with a former stockpile area located in the eastern-most portion of the site.

Exposure to excessive concentrations of these chemicals is a potential concern. The primary route of exposure for most of these compounds would be through direct contact with the soil, and subsequent ingestion, adsorption and/or injection of the chemicals. Inhalation is also a concern if the materials become airborne as vapors or fugitive dusts. For methane, the primary concern is as an explosion hazard if sufficient methane accumulates in a poorly ventilated space. A conceptual site model of potential contaminant sources and exposure routes is presented as Figure 4.

Water is supplied to the site by a local water well, and OCPs, PCBs and metals are generally not readily soluble. Therefore, water is not likely to be a significant exposure pathway.

6.0 ENVIRONMENTAL SETTING

6.1 Conceptual Site Model

The site consists of a former dairy that contains two residences, a barn building and storage containers, former animal pens, and a pasture area. Sources of contamination are:

- Lead from lead-based paint that may have been used on older buildings.
- Heavy metals associated with stockpiles suspected to have been stored in the eastern portion of the site, or that occur naturally in the soil.
- Total petroleum hydrocarbons [TPH] associated with machinery in the area of the barn and/or associated with an underground storage tank [UST] that may have been used at the site, or deposited in the stockpile area.
- Volatile organic compounds [VOCs] associated with fuels and solvents.
- Organochlorine pesticides [OCPs], such as DDT, associated with past farming and pest control activities, or deposited in the stockpile area.
- Methane from decay of organic waste.

The primary route of exposure would be by direct contact with the soil except for VOCs, which would involve inhalation. TPH and VOCs also pose a potential threat to groundwater, if present

at high enough concentrations. Methane is a concern due to the potential for it to accumulate inside buildings and pose an explosion hazard. A conceptual site model of potential contaminant sources and exposure routes is presented as Figure 4.

6.2 Factors Related to Soil Pathways

6.2.1 Topography of the Site

The surface of the site is relatively flat, sloping slightly to the south-southwest towards Cucamonga Creek. The elevation of the site is approximately 565 feet above mean sea level.

6.2.2 Evidence of Environmental Impact

Evidence of potential environmental impacts was limited to:

1. A former stockpile area appeared to be located in the eastern-most portion of the site, based on a 2002 aerial photograph. The contents of the stockpiled material are not known. The stockpiles are no longer present.

2. The floor drains in the barn, where vehicle repair work and milking were historically conducted, leads to a trench southeast of the barn where the water was allowed to soak into the ground.

Other evidence of potential environmental impairment was not observed at the site.

6.2.3 Predominant Soil Groups for Site

The State of California Department of Conservation *Geologic Data Map No. 2, 2010 Geologic Map of California* depicts the soil groups on-site to be "alluvium, lake, playa, and terrace deposits; unconsolidated and semi-consolidated.

6.2.4 Accessibility to Site

The site is accessed through a gate on Hellman Avenue along the west boundary. Site access by casual pedestrians is discouraged by barbed-wire fences installed to keep animals on-site.

6.2.5 Containment Measures

To Earth Systems' knowledge, hazardous materials are not known to have been released at the site, and containment measures have not been needed or taken.

6.2.6 Distance to Nearest Residential Area or Public Facility

Residential neighborhoods are located north of Walters Street, immediately north of the site.

6.3 Factors Related to Water Pathways

Perennial surface water features are not present on the site or in the immediate site vicinity. Cucamonga Creek, located immediately southeast of the site, is a concrete-lined flood control channel. Rainwater appears to infiltrate into the subsurface without leaving the site.

Groundwater was detected at a depth of about 25 to 35 feet during a geotechnical investigation conducted at the site in 2016. The solubility of metals and OCPs is very low, and therefore these potential contaminants do not pose a threat via a water pathway. Methane is also not a threat via a water pathway because it is a gas. VOCs and petroleum compounds can be a threat via a water pathway, if present in high enough concentrations that it can migrate through the soil in either a liquid or vapor phase until it reaches and dissolved into groundwater.

6.4 Factors Related to Air Pathways

Due to the physicochemical properties of OCPs and metals, exposure to these chemical via an air pathway would be limited to exposure to fugitive dusts.

If VOCs and petroleum are present, the route of exposure to these compounds could include inhalation of vapors and intrusion of vapors into buildings.

7.0 SCOPE OF WORK

The scope of work for this PEA was described in a Technical Memorandum [TM] dated September 30, 2016 and revised November 3, 2016 to address comments received from the DTSC. The scope of work consisted of the following:

1. Neighbors within line-of-sight were notified by mail to inform them of the proposed activities;
2. A geophysical survey was performed near buildings in the western part of the site to look for buried metallic objects associated USTs, and identify the location of the northern septic tank;
3. The contents of the northern septic system were emptied. Evidence regarding whether or not petroleum products were disposed into the septic system were noted;
4. A soil-gas survey was performed to investigate the presence of methane, TPH as gasoline, and VOCs around the north residence septic system, around the barn building, at the water disposal trench, and in the area of the proposed school building footprint;
5. Surface and shallow subsurface soil samples were collected and analyzed to look for lead and OCPs around the two residences; to look for OCPs, lead and TPH around the barn area; to look for OCPs and TPH in the trench area; to look for OCPs and metals in the field area; to look for OCPs in the former animal pen fence-line area; and look for metals, OCPs and TPH in the suspected stockpile area;

6. The initial laboratory testing found that one sample north of the northern residence contained lead at elevated concentrations. After consulting with the DTSC, "step-out" samples were collected north of the residence to evaluate the vertical and lateral extent of elevated lead concentrations;
7. Chemicals of Potential Concern [COPCs] were identified, and the Risk and Hazard posed by the COPCs were evaluated; and
8. After consulting with the DTSC, soil containing elevated lead concentrations was excavated and disposed of offsite as part of a housekeeping action. Prior to disposal, further testing of the soil was performed to characterize the soil for disposal purposes. The excavation area was backfilled with soil from other portions of the site.
9. This report was prepared to document our activities and present our conclusions and recommendations.

The work was performed in a series of tasks, with the geophysical survey performed first so that the soil-gas survey could be used to target the northern septic tank.

The sampling program was designed to obtain sufficient data through the collection of an adequate numbers of samples, a comprehensive analytical program, and proper quality control procedures to allow identification of the presence and distribution of contaminants. These sampling activities were designed in conformance with DTSC guidance documents and the site-specific TM approved by the DTSC. Activities conducted in a manner other than described in the TM are discussed in Section 8.5.

8.0 ACTIVITIES AND RESULTS OF INVESTIGATION ACTIVITIES

8.1 Summary of Geophysical Survey

A geophysical survey was conducted on December 5, 2016, to look for the potential presence of underground storage tanks [USTs] around the buildings, and to identify the location of the northern septic tank. This survey consisted of using a Terrain Conductivity Meter [TCM] to scan the survey areas for buried metallic objects by walking the instrument along parallel transects about 5 feet apart across the survey area. Wherever a noteworthy metallic object was indicated, the feature was scanned again using ground-penetrating radar [GPR]. GPR was also used to look for wet soils indicative of a septic tank (water is a good reflector of radar). A formal report of the geophysical survey was not prepared. The area evaluated by the geophysical survey is presented in Figure 5. The results are summarized as follows:

1. The TCM geophysical survey detected four minor metallic anomalies: one near a ConEx storage shed, one in front of a residence, and two north of the barn. All four were investigated with the GPR and were determined to not be USTs or other such significant objects.
2. The northern septic tank was found northwest of the barn building and southwest of the northern residence (see Figure 5), which was west of where it was anticipated to be.

8.2 Septic Tank Cleanout

The septic tank system related to the northern residence was pumped empty by a licensed septic cleaning service on December 6, 2016. Indications of the presence of petroleum products in the septic tank were not noted.

8.3 Initial Surface and Shallow Subsurface Soil Sampling

The initial set of surface and shallow subsurface soil samples were collected on December 6 and 14, 2016, at 54 locations. The soil sample locations are depicted on Figure 6. Details regarding the sampling and testing program are presented in Table 1. The sampling and testing program is summarized as follows:

1. Nine surface soil samples and two duplicate soil samples were collected from the former stock-pile area located at the eastern portion of the site and tested for OCPs, TPH and metals (SS-1 to SS-9, duplicates SS-10 and SS-11).
2. Twelve surface soil samples and two duplicate soil samples were collected from the former livestock pen areas and tested for OCPs (SS-12 to SS-23, duplicates SS-24 and SS-25).
3. One surface soil sample and one surface soil duplicate were collected from the waste water trench and tested for TPH and OCPs (SS-26 and duplicate SS-27).
4. Eight surface soil samples and two duplicates soil samples were collected from the barn area (SS-28 to SS-35, duplicates SS-36 and SS-37). Two subsurface samples were collected at 2-feet below ground surface [bgs] (SS-32@2 and SS-35@2). The surface samples were tested for lead, OCPs and TPH. The subsurface samples were tested for OCPs and TPH. The duplicates were tested only for lead.
5. Four surface soil samples (SS-38 to SS-41), four subsurface soil samples from 2-feet bgs (B-38@2' to B-41@2'), and one duplicate soil sample (SS-46) were collected around the northern residence. Four surface soil samples (SS-42 to SS-45), four subsurface soil samples from 2-feet bgs (B-42@2' to B-45@2') and one duplicate soil sample (SS-47) were collected around the south residence. All the surface soil samples around the residences were tested for Lead. The samples from around each residence were composited by depth and tested for OCPs (Composite-A and Composite-C for surface samples and subsurface samples, respectively, around the northern residence; Composite B and Composite D, for surface and subsurface samples, respectively, around the southern residence). Duplicate samples were not tested.
6. Sixteen surface soil samples and three duplicate surface soil samples were collected from the field area south of the animal pens (SS-48 to SS-63, and duplicates SS-65 to SS-66). The samples were composited in groups of four and tested for OCPs. (Samples SS-48 to SS-51 are Composite E; Samples SS-52, SS-53, SS-62 and SS-63 are Composite F; Samples SS-54 to SS-56 and SS-61 are Composite G; and SS-57 to SS-60 are Composite H). The duplicate samples were not tested.

The results of the laboratory testing are discussed in Section 8.6.

8.4 Soil-gas Survey.

On December 14 and 15, 2016, a soil vapor survey (also known as a soil-gas survey) was conducted at the site. A total of 12 locations were sampled. At each location, two depths were attempted to be sampled; at 5 feet bgs and at 15 feet bgs. All 12 locations were successfully sampled at 5 feet bgs. One location (SV-6) encountered refusal at 5 feet bgs and no sample below that depth was attempted. Eleven attempts were made to collect a sample at 15 feet bgs with one success (SV-12) because the soils at 15 feet appear to be too impermeable to allow for significant vapor flow. At 6 locations the probe was raised and soil vapor samples were collected at depths between 11 and 14 feet bgs (SV-1-11, SV-3-12, SV-6-13, SV-9-13, SV-10-13, and SV-11-14). At the other 5 locations (SV-2, SV-4, SV-5, SV-7 and SV-8), the 15-foot sample was the only vapor sample attempted below 5 feet bgs. The sample distribution is summarized as follows:

1) Seven soil-gas locations were at the future building site (SV-1 through SV-7). A duplicate analysis was performed at SV-6-13.
2) One soil-gas location was at the former waste water disposal trench (SV-8).
3) Three soil-gas locations were around the barn site (SV-9 through SV-11).
4) One soil-gas location was adjacent to the septic tank for the north residence and barn (SV-12). A duplicate analysis was taken at this location (SV-12-15).

Thirty-one halogenated solvents and aromatic hydrocarbons, as well as methane, carbon dioxide and oxygen were analyzed for at each depth where a sample could be extracted, as listed in the laboratory report. These data are summarized in Table 6 and the laboratory report is found in Appendix D. The results of the laboratory testing are discussed in Section 8.6.

8.5 Changes and Additions to the Technical Memorandum

Changes from the technical memorandum [TM] included the following:

1. The initial subsurface soil samples were collected at 2-feet bgs instead of 1-foot bgs due to a misunderstanding by the field crew. This is not expected to have a significant effect on the results of this study.
2. Soil vapors could be extracted successfully at a depth of 15 feet in only 1 of the 11 locations where the probe could be driven to 15 feet because the soils at 15 feet bgs appear to be too impermeable to allow vapors to be extracted at a perceptible rate. At six locations, the vapor probe equipment was raised 1 to 4 feet, at which point vapor samples could be successfully collected. At the other locations, additional samples were not attempted because of: (1) the general absence of compounds of concern detected in the other samples, and (2) the lack of flow rate, which combined with the lack of compounds, would preclude soil-gas migration from being a concern at this site.

Additions to scope as compared to the TM are summarized as follows:

3. Due to the detection of lead in one sample north of the northern residence (SS-40) at a concentration in excess of the 80 mg/kg DTSC screening level, "step-out" sample were collected along the northern side of the residence on January 20, 2017. The new samples were labeled SS-101 through SS-109, with duplicates SS-110 and SS-111. One row of samples was collected at 5 foot intervals laterally along the residence east and west of the original sample (SS-40). Another row of samples was collected 2 feet north of those samples. In addition, subsurface samples were collected at a depth of 1 foot at each of these locations and the original sample location (SS-40@1'). See Figure 9 and Photo 3 for the locations of the step-out samples.

   - The three surface samples closest to SS-40 (SS-102, SS-103 and SS-107) and the subsurface sample at SS-40 (SS-40@1') were analyzed immediately for lead while the remainder were held as provisional; to be analyzed only if the first set of step-out samples contained elevated lead concentrations.
   - SS-102 was found to contain elevated lead, and therefore the nearest surface samples to that location that had not yet been tested (SS-101 and SS-106) were also tested for lead, as was the subsurface sample at that location (SS-102@1'). The other samples from this round of testing (SS-103, SS-107 and SS-40@2') did not contain lead in excess of the DTSC screening level.

   Lead concentrations in excess of the DTSC screening level of 80 mg/kg were detected in two of the step-out samples (SS-102@1' at 409 mg/kg and SS-106@1' at 80.2 mg/kg). Therefore, an additional set of step-out samples were collected on February 9, 2017, at depths of 2 and 3 feet at each of these locations. Only the samples from 2 feet were initially analyzed, and the samples from 3 feet were "held" as provisional samples. The results of the samples from 2 feet were less than the DTSC screening level of 80 mg/kg, and the provisional samples were not analyzed.

4. With the concurrence of the DTSC, the lead-impacted soil north of the northern residence was cleaned up as part of a "housekeeping action" on February 22, 2017. Prior to removal, the samples with the highest lead concentrations (SS-102, SS-102 @ 1', SS-106, SS-106 @ 1' and SS-40) were reanalyzed using the Waste Extraction Test [WET] protocols to evaluate whether this soil should be classified as a California hazardous waste. Two of the samples exceeded the STLC (SS-102 @ 1' and SS-106). These two samples were also analyzed using the Toxicity Characteristic Leaching Procedure [TCLP] and compared to federal TCLP limits. Neither sample exceeded the TCLP limits. Therefore, this soil was disposed of as a non-RCRA hazardous waste at the South Yuma County Landfill, Arizona. Photos taken before, during and after the removal are presented as Photos 3 through 6 in Appendix C. The disposal manifest is presented in Appendix H.

8.6 Laboratory Results

The results of the chemical testing are presented in Tables 2 through 6, and the results of the duplicate testing are summarized in Tables 7 and 8. Note that yellow highlighting has been used in the tables to identify samples that exceeded preliminary comparison criteria. The comparison values are listed at the bottom of each table, which are either the US EPA Region 9 Regional Screening Levels [RSL] for a residential land use scenario, or the DTSC screening level [DTSC-SL] for lead and arsenic. While the RSL DTSC-SL are used as the threshold for highlighting in the tables and figures, we are not implying these should be used as the basis for response decisions.

Table 1 presents a summary of testing. Tables 2 through 6 are organized by chemical type and location. The step-out samples are included in Table 5 and can be differentiated by the date of collection. The laboratory reports are presented in Appendix D.

Detected analytes were identified as Compounds of Potential Concern [COPCs] if they are man-made chemicals, petroleum compounds, or if they are naturally occurring metals that exceeded the US EPA Regional Screening Level [RSL] or DTSC Screening Level [DTSC-SL]. The DTSC-SL was used for lead (80 mg/kg) and arsenic (12 mg/kg).

8.6.1 Organochlorine Pesticides

As shown in Table 2, OCPs were not detected in the 32 samples collected from non-residential areas (stockpile, fence lines, trench, barn and field areas).

As shown in Table 5, the OCPs chlordane and DDD were detected in two of the composite samples from around the northern residence but were not detected in the samples from around the southern residence.

- Chlordane was detected in the composite surface sample around the northern residence at 0.021 mg/kg.
- DDD was detected in the surface and subsurface composite samples around the northern residence at concentrations of 0.0044 mg/kg and 0.010 mg/kg, respectively.

These results are much less than the RSLs for chlordane and DDD of 1.7 mg/kg and 2.3 mg/kg, respectively. Chlordane and DDD were retained as COPCs.

8.6.2 Heavy Metals

Heavy metals results are presented in Table 3 except for lead around the residences, which are presented in Table 5. A total of 13 soil samples plus two duplicates were analyzed for 17 heavy metals. As shown, ten heavy metals were detected (barium, cadmium, chromium, cobalt, copper, lead, molybdenum, nickel, vanadium and zinc) while the other seven were not. The metals data are discussed below.

- Arsenic was not detected in the 13 samples analyzed for arsenic. Therefore, arsenic was not retained as a COPC.
- Barium was detected in each of the 13 samples. Concentrations ranged from 100 to 153 mg/kg and averaged 127 mg/kg. Barium concentrations are much less than the RSL of 15,000 mg/kg. Therefore, barium was not retained as a COPC.
- Cadmium was detected in 1 of the 13 samples at 0.542 mg/kg, which is much less than the RSL of 71 mg/kg. Therefore, cadmium was not retained as a COPC.
- Chromium was detected in each of the 13 samples at concentrations ranging from 18.2 to 23.4 mg/kg, and averaging 21.1 mg/kg. Chromium concentrations are much less than the RSL of 120,000 mg/kg. Therefore, chromium was not retained as a COPC.
- Cobalt was detected in each of the 13 samples at concentrations ranging from 4.86 to 6.31 mg/kg, and averaging 5.39 mg/kg. Cobalt was less than the RSL of 23 mg/kg. Therefore, cobalt was not retained as a COPC.
- Copper was detected in each of the 13 samples at concentrations ranging from 11.7 to 30.1 mg/kg, and averaging 22.5 mg/kg. Copper concentrations are much less than the RSL of 3,100 mg/kg. Therefore, copper was not retained as a COPC.
- Lead was detected in each of the samples analyzed for lead. In the non-residential areas the concentrations ranged from 1.17 to 17.0 mg/kg, and averaged 6.92 mg/kg. In the residential area, concentrations ranged from 12.4 to 430 mg/kg, including five that exceeded the DTSC-SL of 80 mg/kg. Therefore, lead was retained as a COPC.
- Molybdenum was detected in 10 of the 13 samples. Concentrations ranged from less than 0.500 mg/kg (the detection limit) to 1.14 mg/kg, and averaged 0.819 mg/kg in the 10 samples with detected concentrations. Molybdenum concentrations are much less than the RSL of 390 mg/kg. Therefore, molybdenum was not retained as a COPC.
- Nickel was detected in each of the 13 samples at concentrations ranging from 6.22 to 8.97 mg/kg, and averaged 8.03 mg/kg. Nickel concentrations are much less than the RSL of 820 mg/kg. Therefore, nickel was not retained as a COPC.
- Vanadium was detected in each of the 13 samples at concentrations ranging from 38.0 to 100 mg/kg, and averaged 80.8 mg/kg. Vanadium concentrations were less than the RSL of 390 mg/kg. Therefore, vanadium was not retained as a COPC.
- Zinc was detected in each of the 13 samples at concentrations ranging from 50.3 to 139 mg/kg, and averaged 84.4 mg/kg. Zinc concentrations are much less than the RSL of 23,000 mg/kg. Therefore, zinc was not retained as a COPC.
- Arsenic, antimony, beryllium, mercury, selenium, silver, and thallium were not detected. Therefore, these metals were not retained as COPCs.

8.6.3 Total Petroleum Hydrocarbons

TPH as gasoline, diesel or oil were not detected above laboratory detection limits in any of the surface or subsurface samples (Table 4). Therefore, TPH was not retained as a COPC.

8.6.4 Soil-gases: VOCs and Methane

Soil-gas samples were collected from the locations depicted in Figure 7. Soil-gas results are presented in Table 6. The primary focus was VOCs and methane, though oxygen and carbon dioxide were also measured because they can indicate organic matter is decomposing in the subsurface, which can produce methane. These data are summarized below.

- The VOC benzene was the only VOC detected by the soil-gas survey. Benzene was detected in three locations at a depth of 5 feet, but was not detected below a depth of 5 feet. Benzene concentrations ranged from 0.05 to 0.10 ug/L, and the highest value was basically the same as the DTSC-SL of 0.097 ug/L. Benzene was retained as a COPC.
- Methane was not detected at any of the locations or depths sampled. Methane was not retained as a COPC.
- Oxygen and carbon dioxide were recorded at each location and depth sampled. Oxygen ranged from 21.2% to 13.4% with an average of 17.3%. Carbon dioxide ranged from 6.7% to 0.1% with an average of 2.1%. These values are within the normal expected range for those gasses in soils and do not indicate that methane is being produced at high rates in the soil.

8.7 Quality Assurance/Quality Control

A quality assurance/quality control [QA/QC] program was implemented on this project. The purpose of the QA/QC program was to produce data of known quality that satisfy the project objectives and that meet or exceed quality requirements. This program provides a mechanism for ongoing evaluation of data quality measurements using QC materials. In addition to specific laboratory procedures, the QA/QC program called for the collection of duplicates from a minimum of 10 percent of the samples. This protocol was followed.

8.7.1 Duplicate and Split Samples

Duplicate samples were analyzed as part of the QA/QC program. The location and number of duplicate samples is presented in Table 1 and a comparison of the results is presented in Tables 7 and 8. Duplicate results were evaluated using the relative percent difference [RPD] between duplicate measurements. It should be noted that the media being sampled (soil) is commonly heterogeneous. “Duplicate” samples are not duplicates in the strictest sense, but are rather samples collected very close together (also known as co-located). Variations between chemical concentrations in co-located samples may reflect the heterogeneity of the soil rather than the reliability of the sample collection and analysis program.

In the initial testing, the RPDs for duplicate samples ranged from 0% to 85% (out of a maximum of 200%). The laboratory uses a target of 0 to 25% RPD for samples spiked with the same concentrations of a known compound. All but two of the duplicate-sample pairs were within that range, and are discussed below.

- The largest RPD was for vanadium, where the initial concentration (38.0 mg/kg) was the lowest detected value on the site; the average vanadium concentration was 80.8 mg/kg, which would have resulted in an RPD of only 15%.
- The next highest RPD was 31%, for lead, for initial and duplicate concentrations of 3.62 and 2.64 mg/kg. These concentrations are essentially the same and only result in a moderately high RPD because of the low value involved.

During the step-out sampling north of the northern residence, the RPD for samples SS-106 and SS-110 was 89%, which is the highest detected during this PEA. These samples were collected within the area of lead contamination that was subsequently removed from the site. Lead concentrations in that area ranged from 1.46 to 430 mg/kg over a distance of only a few feet, and we suspect the RPD for SS-106 and SS-110 are related to the variability of the soil concentrations within the area of the release.

The range in RPDs is considered to reflect the heterogeneity of the soil. The duplicate analysis results are considered satisfactory, and the data appear to be of sufficient quality to meet the needs of this project.

8.7.2 Laboratory QA/QC Data Review

The laboratory data was validated in general accordance with the process described in a May 2, 2006, Data Validation Memorandum – Level II Data Validation Summary prepared by the DTSC (DTSC, 2006a). Each laboratory report was validated and a memorandums was prepared to document the validation process. The Earth Systems QA/QC data validation memorandum is presented in Appendix E. As indicated in the memorandum, the data collected as part of this PEA appear to be of sufficient quality to meet the needs of this project.

9.0 HUMAN HEALTH SCREENING EVALUATION

9.1 Identification of COPCs

Four chemicals were retained for consideration as COPCs; chlordane, DDD, lead and benzene. Each is discussed below.

- Chlordane is a OCP that was commonly used for termite control. Chlordane was detected in one set of composite samples at the low concentration of 0.021 mg/kg. Chlordane in a man-made chemical, and therefore was retained as a COPC.

- DDD is a OCP and is also a breakdown byproduct of DDT (also a OCP). DDD was detected in both sets of composite samples collected around the northern residence at low concentrations. As a man-made chemical, DDD was retained as a COPC.
- Lead was detected in one initial sample and four step-out samples at concentrations in excess of the DTSC-SL of 80 mg/kg. Lead in the soil samples from non-residential areas ranged from 1.17 to 17.0 mg/kg and averaged 6.92 mg/kg, which likely represent natural background concentrations. Samples around the southern residence ranged from 8.19 to 10.9 mg/kg, which is consistent with the non-residential areas. Lead on the east, south and west sides of the northern residence ranged from 12.4 to 35.0 mg/kg while 157 mg/kg was detected in the first sample from the north side of the northern residence, and higher concentrations were detected in four of the step-out samples. The concentration on the north side of the residence are not consistent with other values on site, and are high enough to warrant further evaluation. Therefore, lead is retained as a COPC for the area north of the northern residence.
- Benzene was detected in three soil-gas samples at concentrations ranging from 0.04 to 0.10 ug/L. Benzene can be a naturally occurring compound but is also a constituent of gasoline and other man-made compounds, and is a carcinogen. Benzene was retained as a COPC.

Chlordane, DDD, lead and benzene were retained as COPCs for further evaluation.

9.2 Exposure Pathways and Media of Concern

The exposure pathways for humans include inhalation, ingestion, injection, and adsorption from direct (dermal) contact with the soil and dust. Water is supplied to the site by a public utility, so a water exposure route is not considered significant. Chlordane, DDD and lead are not volatile, so the inhalation exposure route for these three chemicals is due to airborne dusts. The exposure route for benzene in the soil-gas is through vapor migration into the buildings. The media of concern (source material) is the soil. The actual exposure pathways identified from the concentrations detected at the site are depicted diagrammatically as Figure 10. Incomplete exposure pathways are indicated by a lack of lines connecting the source to the receptor(s).

9.3 Exposure Point Concentrations

The highest concentrations detected at the site were used as the exposure point concentrations [EPCs] for lead, chlordane and DDD. The EPC for benzene was derived using the US EPA Vapor Intrusion Model Excel spreadsheet modified by the DTSC HERO for evaluating soil-gas (HERO_Soil-Gas_Screening_Model.xlsm; DTSC, 2014), which converts the detected soil-gas concentrations into in-door air concentrations. That model is based on the Johnson and Ettinger vapor intrusion model (1991) and includes evaluating gas migration rates based on the type of soil at a site. The soil type used for this site is a “silty clay”, based on the results of the geotechnical investigation performed in 2016 that found almost all of the near-surface soils to

be a either clay or silty clay (Earth Systems, 2016b). A copy of the by printout for this spreadsheet is included in Appendix F. The EPCs for the site are summarized in Table 9.

9.4 Method of Evaluating Risk and Hazard

The Risk and Hazard evaluation assesses two types of adverse health effects that could result from exposure to the COPCs; the incremental increase in cancer risk (Risk) that would result from a long-term exposure, and the relative likelihood that non-cancer health impacts would occur from short term exposures (Hazard). Risk and Hazard values are derived by comparing on-site concentrations to experimentally derived dose-response factors using standard exposure assumptions.

Risk and Hazard values were derived using the methods presented in the PEA guidance manual. In summary, the EPCs are compared to reference Screening Level [SL] concentrations using the following equation:

$$\frac{\text{Exposure Point Concentration}}{\text{Screening Level Concentration}} = \text{Risk or Hazard}$$

The SLs for Risk are based on a target cancer risk of one-in-a-million (10^{-6}) while the SLs for Hazard are based on a Hazard Quotient of 1. SLs are published by the US EPA, Region 9 (referred to elsewhere in this report as Regional Screening Levels [RSLs]). For some chemicals, the DTSC has issued slightly difference SLs that take precedence over the RSLs, and are referred to as DTSC-SLs. The Risk and Hazard for DDD was derived using the RSLs while the Risk and Hazard for chlordane and lead were derived using DTSC-SLs. Benzene was derived using the same spreadsheet that derived the EPC (referenced above). The printout for the benzene spreadsheet is presented in Appendix F. A summary of the EPCs, SLs, Risk and Hazard values are presented in Table 9.

The numerical results of this evaluation were compared to target values to identify whether one or more compounds exceeded the threshold of concern. The threshold of concern for Risk was a one-in-a-million ($1x10^{-6}$) incremental increase in cancer risk over a lifetime of exposure using a residential exposure scenario. The threshold of concern for Hazard was "1," defined as the concentration at which adverse non-cancer health effects would begin to occur in the most sensitive populations.

9.5 Risk and Hazard Results

The sum of the Risk values for the COPCs at the site totaled 0.78×10^{-6}, (7.8×10^{-7}), which is less than the threshold of concern of 1×10^{-6}. This was due almost exclusively to benzene.

The Hazard value for the sum of the COPCs at the site totaled 5.38, which exceeds the threshold of concern of 1.0. This value was almost exclusively due to lead.

As discussed below, the soil north of the northern residence that exceeded the DTSC-SL for lead of 80 mg/kg was removed as part of a housekeeping action on February 22, 2017. The Risk and Hazard values for the site were re-evaluated using the highest concentrations detected in the soil that remained onsite, as presented in Table 10. The Risk is unchanged at 7.8×10^{-7} and the Hazard was reduced to 0.88. Both are less than the target threshold values of 1×10^{-6} and 1.0, respectively.

10.0 ECOLOGICAL SCREENING EVALUATION

10.1 Site Characterization

The site is a proposed school site located in a rural residential and undeveloped area.

10.2 Biological Characterization

Biota on-site consists of landscape flora and associated fauna associated with the residences and typical natural flora and fauna associated with fallow unirrigated fields. Endangered species, wetlands or native habitats are not known to be present at the site.

10.3 Pathway Assessment

The exposure routes for the environment include direct contact with contaminated soil and inhalation of airborne dust.

10.4 Qualitative Summary

The site will be developed as an elementary school. The COPCs detected at the site are relatively immobile in the soil. Therefore, the COPCs identified at the site do not pose a risk to endangered species, wetlands, or environmental habitats.

11.0 COMMUNITY PROFILE

The surrounding community, which could potentially be affected by the presence of contamination on-site, is characterized as primarily residential neighborhoods. Prior notification of the impending PEA investigation was made to neighbors within line-of-sight of the property. Sampling activities had minimal impact on the surrounding community due to the short duration of sampling and the minimal heavy equipment used to conduct the sampling. The community was not expected to have any concerns regarding the condition of the site that would need to have been addressed during the course of this PEA.

12.0 CONCLUSIONS AND RECOMMENDATIONS

This report presents the results of the Preliminary Environmental Assessment [PEA] performed for Proposed Rondo Elementary School APNs 144-070-005 through -009 at the southeast corner of Hellman Avenue and Walters Street, Eastvale, Riverside County, California. This PEA was performed to evaluate issues of potential concern identified during a Phase I Environmental Site Assessment [ESA] performed in June 2016. In general terms, this evaluation included collecting surface and shallow subsurface soil samples and subsurface soil-gas samples to evaluate features of concern identified during the ESA; analyzing soil samples at an off-site California-certified laboratory and analyzing the soil-gas samples at an on-site mobile California-certified laboratory to evaluate features of concern; identifying compounds of potential concern [COPC] from these analyses to include man-made chemical found at the site and naturally occurring compound found at concentrations above background/benchmarks values; evaluating the potential increase in cancer risk [Risk] and non-cancer hazard [Hazard] associated with the COPCs; and identifying chemicals of actual concern based on the Risk and Hazard evaluations.

Three manmade chemicals were detected on site, chlordane, DDD, and benzene. The Risk and Hazard evaluation of these compounds found that these compounds were not present at concentrations of potential concern. Lead was detected at an elevated concentration north of the northern residence. The DTSC has indicated that the clean-up level for this site shall be the DTSC-specified value of 80 mg/kg for lead, and that soil exceeding that clean-up value should be removed from the site. The area north of the northern residence exceeds this value. Step-out sampling conducted in January 2017 defined the edge of the elevated lead area. Using the maximum concentrations detected at the site, the Risk was calculated to be 7.8×10^{-7} and the Hazard was 5.38. The Hazard exceeds the preferred threshold value of 1.0.

We recommended that a housekeeping action be performed to remove soil containing lead in excess of 80 mg/kg. The extent of that clean-up area is depicted in Figure 11, and extends to a depth of 2 feet at locations SS-102 and SS-106, and to a depth of 1 foot at SS-40 for a total volume of about 3 cubic yards. Given the tight sampling performed to define the extent of elevated lead, the DTSC agreed that confirmation sampling was not needed as part of the housekeeping action.

With the DTSC concurrence, the housekeeping action was performed on February 22, 2017. Prior to removal, samples with the highest lead concentrations were reanalyzed using the WET

protocol to evaluate whether the soil should be classified as a California hazardous waste. Two samples exceeded the STLC criteria, and were analyzed again using the TCLP method to evaluate if the soil should be classified as a RCRA hazardous waste. Lead was not detected using the TCLP protocol, and the soil was disposed of as a non-RCRA hazardous waste to the Yuma County Landfill, Arizona. Documentation regarding the disposal of the soil is presented in Appendix H.

The Risk and Hazard values for the site were re-evaluated using the highest concentrations detected in the soil that remained onsite, as presented in Table 10. The Risk is unchanged at 7.8×10^{-7} and the Hazard was reduced to 0.88. Both are less than the target threshold values of 1×10^{-6} and 1.0, respectively.

Further investigation or remediation of the site regarding the potential presence of hazardous materials does not appear warranted, and the site appears suitable for development as a school. We recommend the DTSC approve this site for development as a school.

-o0o-

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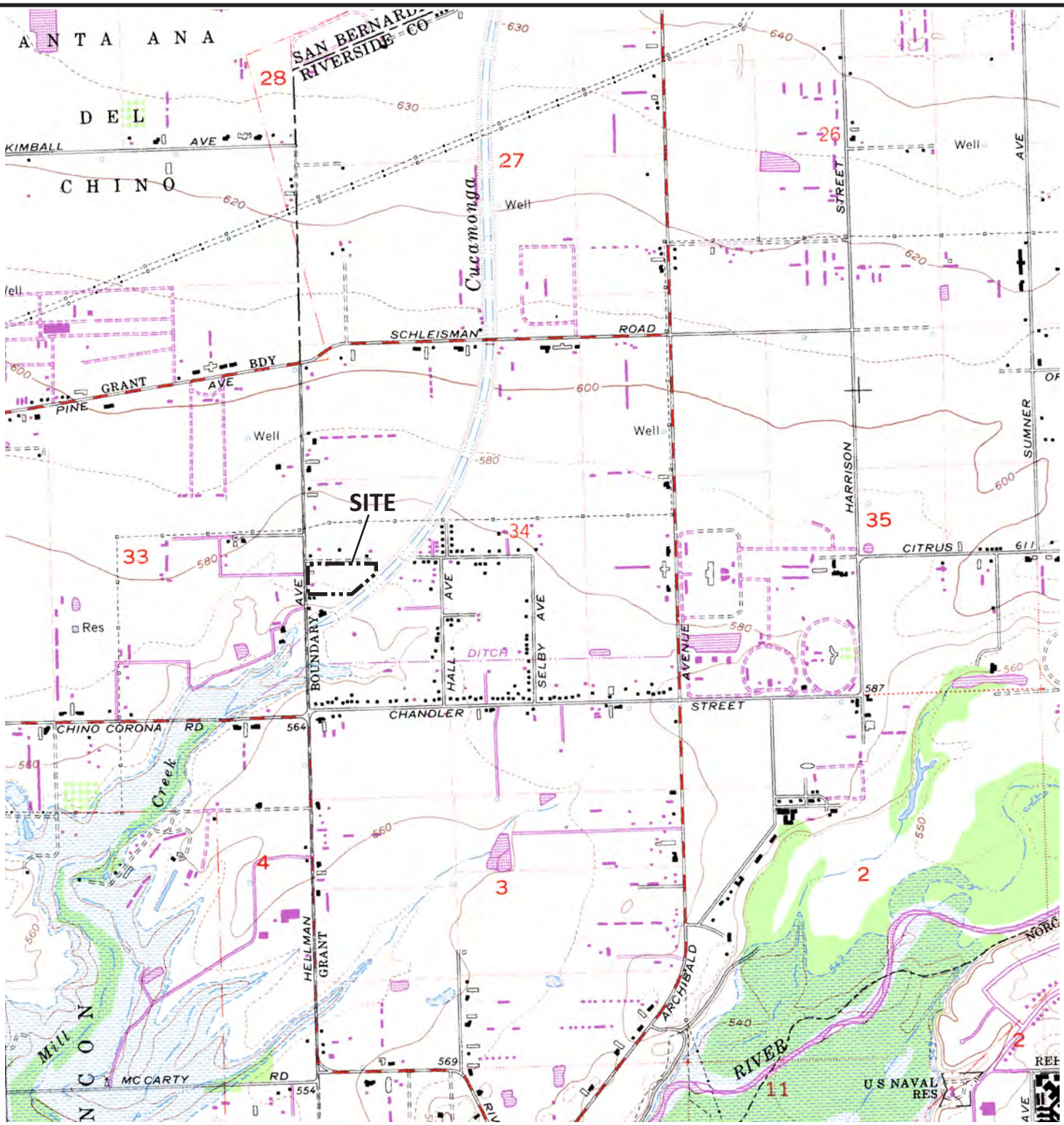
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United States Environmental Protection Agency, Region 9, Regional Screening Values spreadsheet, downloaded January 2015.

APPENDIX A
Figures



Base Map: USGS 7-1/2' Quadrangle, *Corona North, Calif., 1967*, photo-revised 1981.

Site Boundary

Scale: 1" = 2,000'

0 2,000' 4,000'

N

Figure 1
Site Location

Rondo Elementary School
Southeast Corner of Hellman Ave. and Walters St.
Eastvale, Riverside County, California

Earth Systems Southwest

2/27/2017	BD-00727-03



Reference: Google Earth, 2016

LEGEND

Site Boundary

Approximate Scale: 1" = 150'

0 150 300

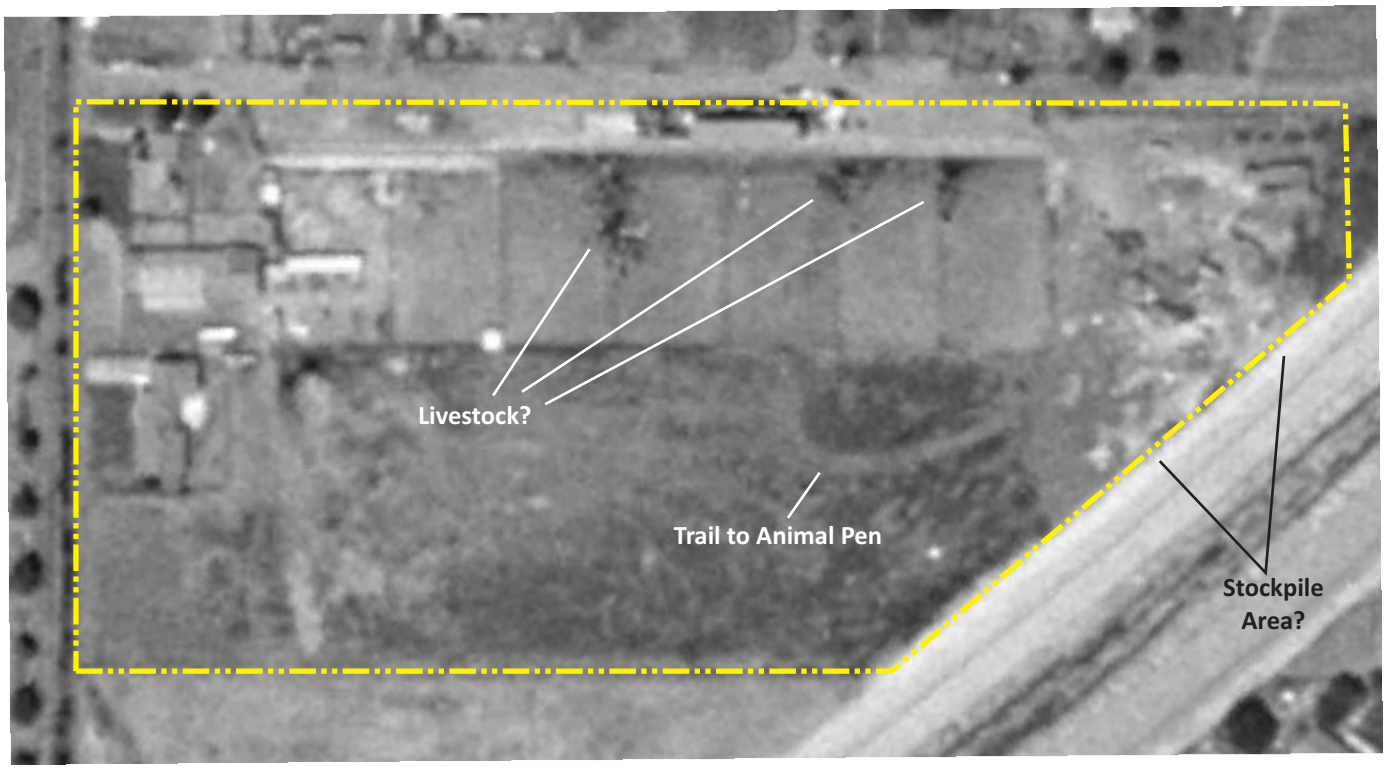
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Figure 2
Site Layout

Rondo Elementary School
Southeast Corner of Hellman Ave. and Walters St.
Eastvale, Riverside County, California

Earth Systems Southwest

2/27/2017	BD-00727-03



Reference: Google Earth, 2016

LEGEND

Approximate Site Boundary

Approximate Scale: 1" = 150'

0 150 300

N

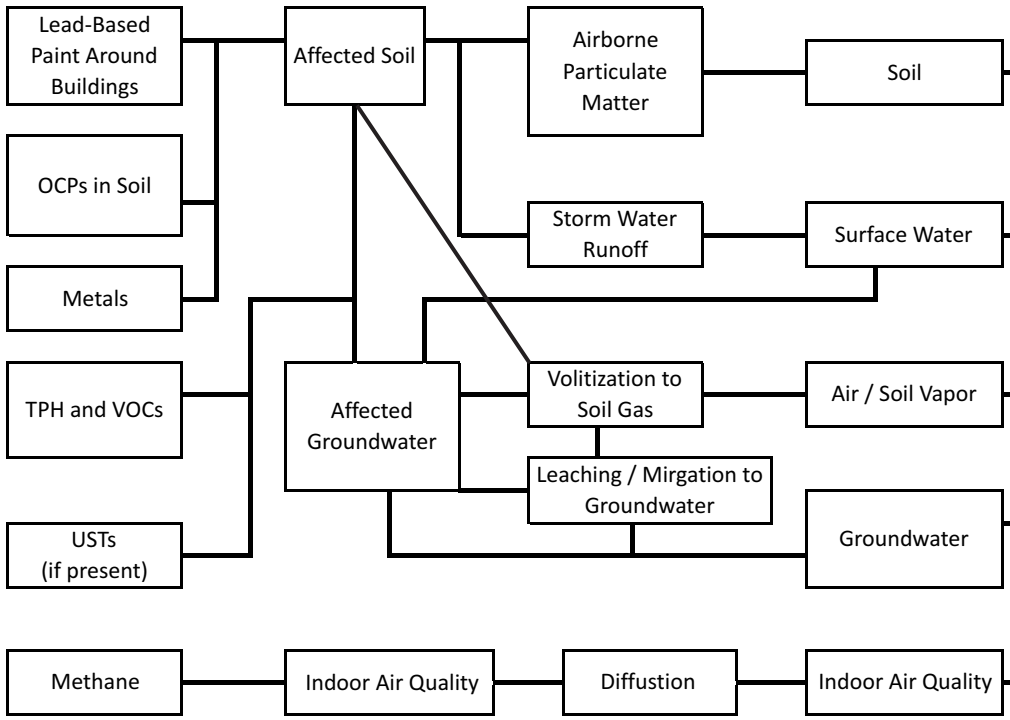
Figure 3
June 5, 2002 Historical Aerial Photograph

Rondo Elementary School
Southeast Corner of Hellman Ave. and Walters St.
Eastvale, Riverside County, California

Earth Systems Southwest

2/27/2017	BD-00727-03

Conceptual Site Model
Pathway - Receptor Network



Exposure Route	Receptors			
	Human		Biota	
	Residents	Site Workers	Terrestrial	Aquatic
Ingestion	X	X	X	
Inhalation	X	X	X	
Dermal Contact	X	X	X	
Ingestion				
Inhalation				
Dermal Contact				
Ingestion				
Inhalation	X	X	X	
Dermal Contact				
Ingestion	X	X		
Inhalation	X	X		
Dermal Contact	X	X		
Explosion Hazard	X	X		

Figure 4
Conceptual Site Model

Rondo Elementary School
Southeast Corner of Hellman Ave. and Walters St.
Eastvale, Riverside County, California

Earth Systems Southwest

2/27/2017 | BD-00727-03 | **1073**



Reference: Google Earth, 2016

LEGEND

Site Boundary

Approximate Scale: 1" = 80’

0 80’ 160’

N

Figure 5
Proposed Geophysical Survey Area

Rondo Elementary School
Southeast Corner of Hellman Ave. and Walters St.
Eastvale, Riverside County, California

Earth Systems Southwest

2/27/2017 | BD-00727-03 | **1074**



Reference: Google Earth, 2016

LEGEND

- Stockpile Sample Location
- Field Area Sample Location
- Trench Sample Location
- Site Boundary
- Residence Sample Location
- Barn Area Sample Location
- Animal Pen Area Sample Location

Approximate Scale: 1" = 80’

0 80’ 160’

N

Figure 6
Soil Sampling Locations

Rondo Elementary School
Southeast Corner of Hellman Ave. and Walters St.
Eastvale, Riverside County, California

Earth Systems Southwest

2/27/2017 | BD-00727-03 | **1075**



Reference: Google Earth, 2016

LEGEND

- Field Area Sample Location
- Trench Sample Location
- Northern Septic Tank Sample Location
- Barn Area Sample Location
- Site Boundary

Approximate Scale: 1" = 80’

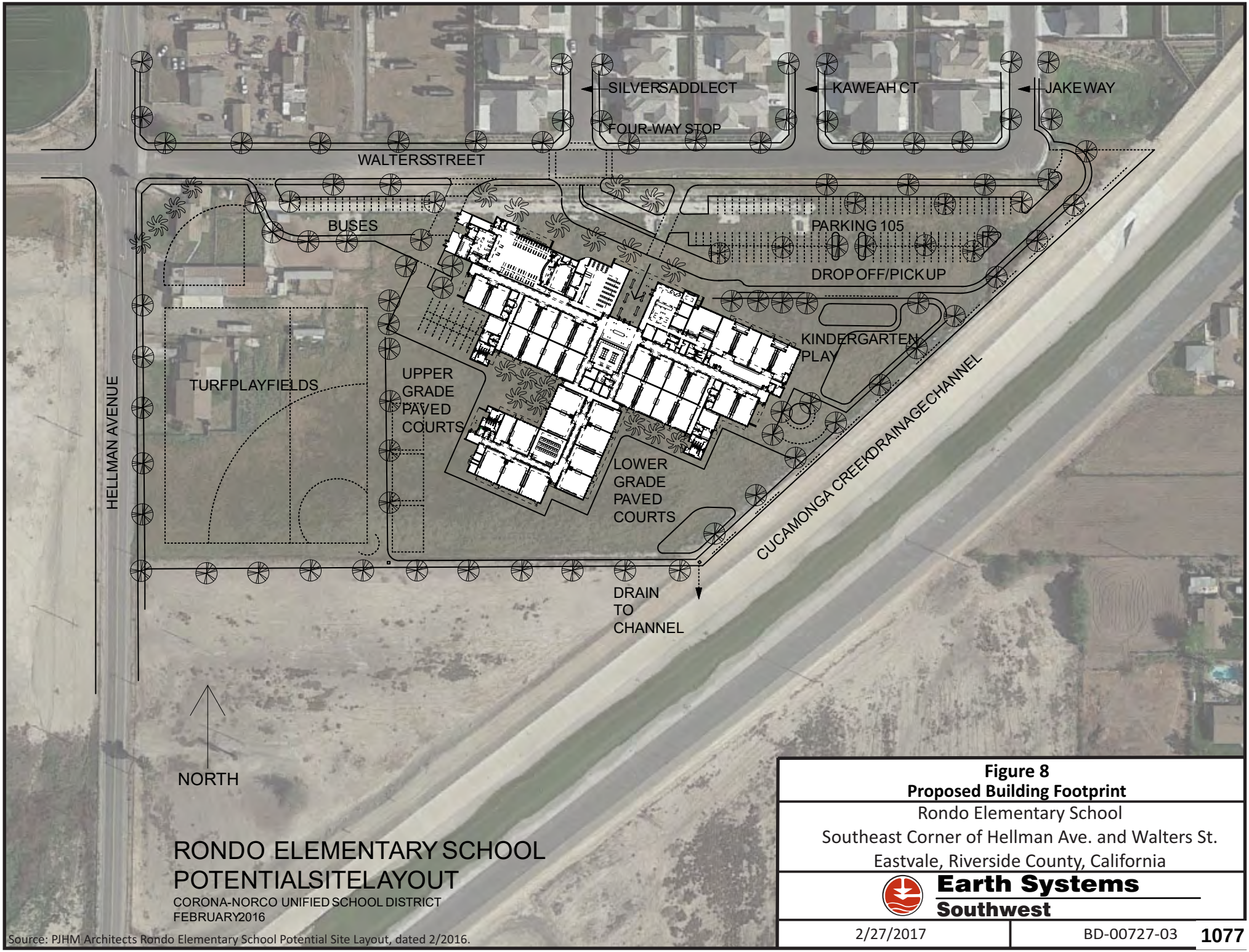
0 80’ 160’

N

Figure 7
Soil-Gas Sampling Locations
Rondo Elementary School
Southeast Corner of Hellman Ave. and Walters St.
Eastvale, Riverside County, California

Earth Systems Southwest

2/27/2017 | BD-00727-03 | 1076



Source: PJHM Architects Rondo Elementary School Potential Site Layout, dated 2/2016.

Figure 8
Proposed Building Footprint

Rondo Elementary School
Southeast Corner of Hellman Ave. and Walters St.
Eastvale, Riverside County, California

Earth Systems Southwest

2/27/2017 | BD-00727-03 | **1077**

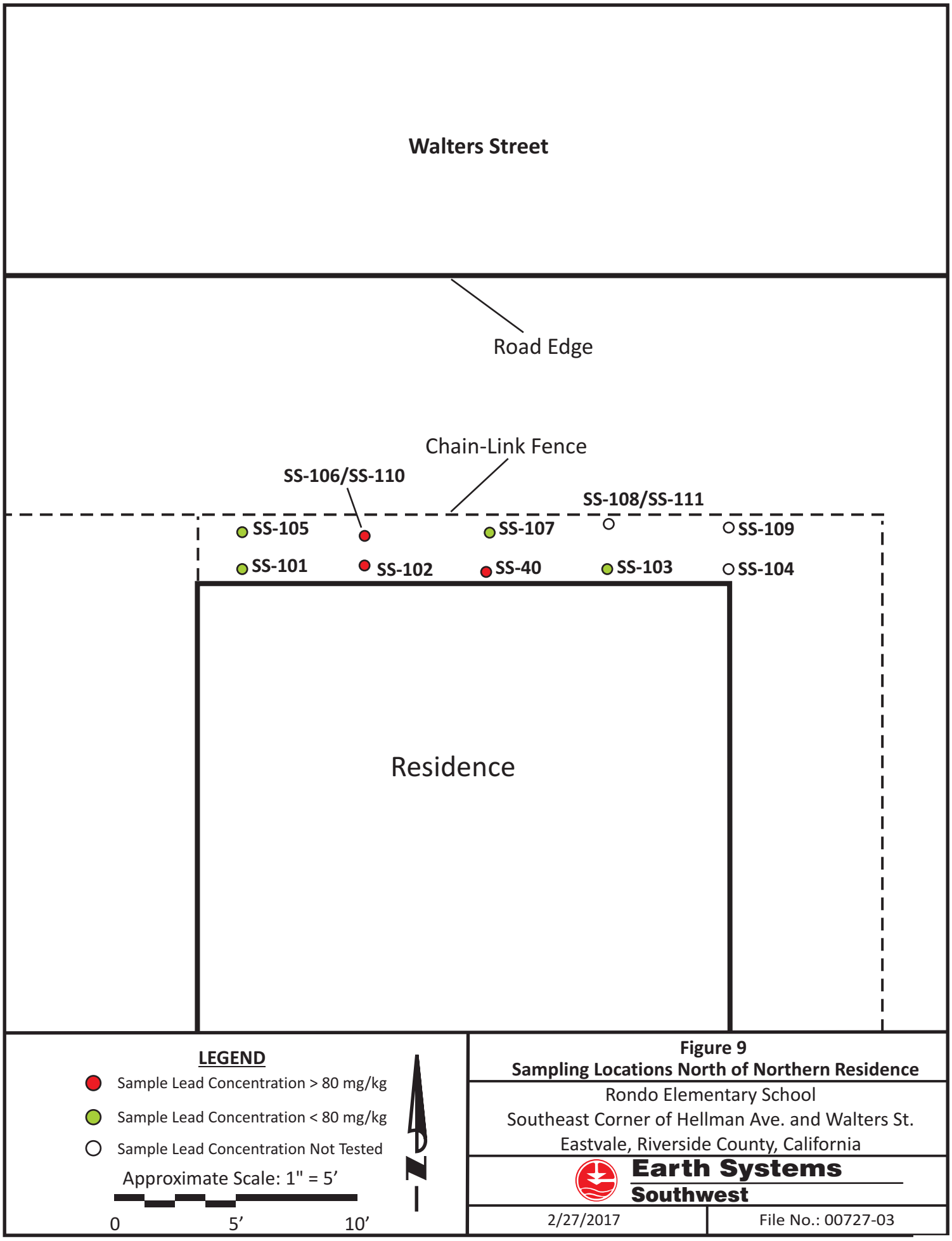


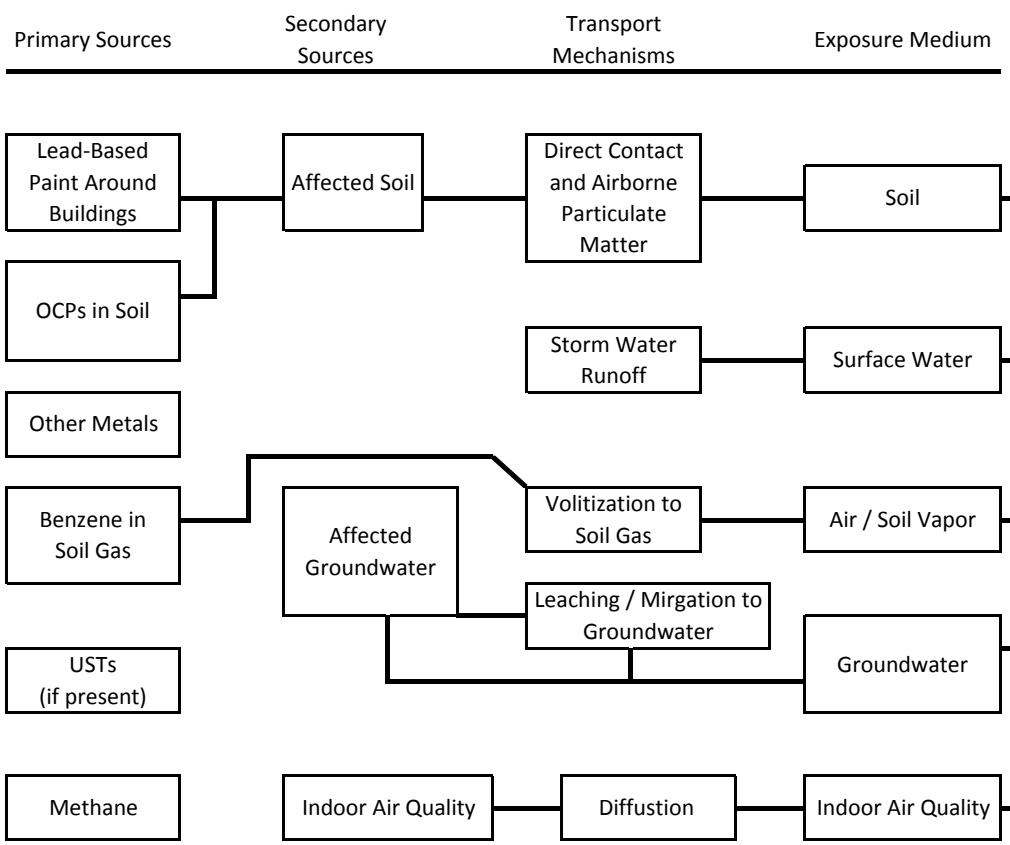
Figure 9
Sampling Locations North of Northern Residence

Rondo Elementary School
Southeast Corner of Hellman Ave. and Walters St.
Eastvale, Riverside County, California

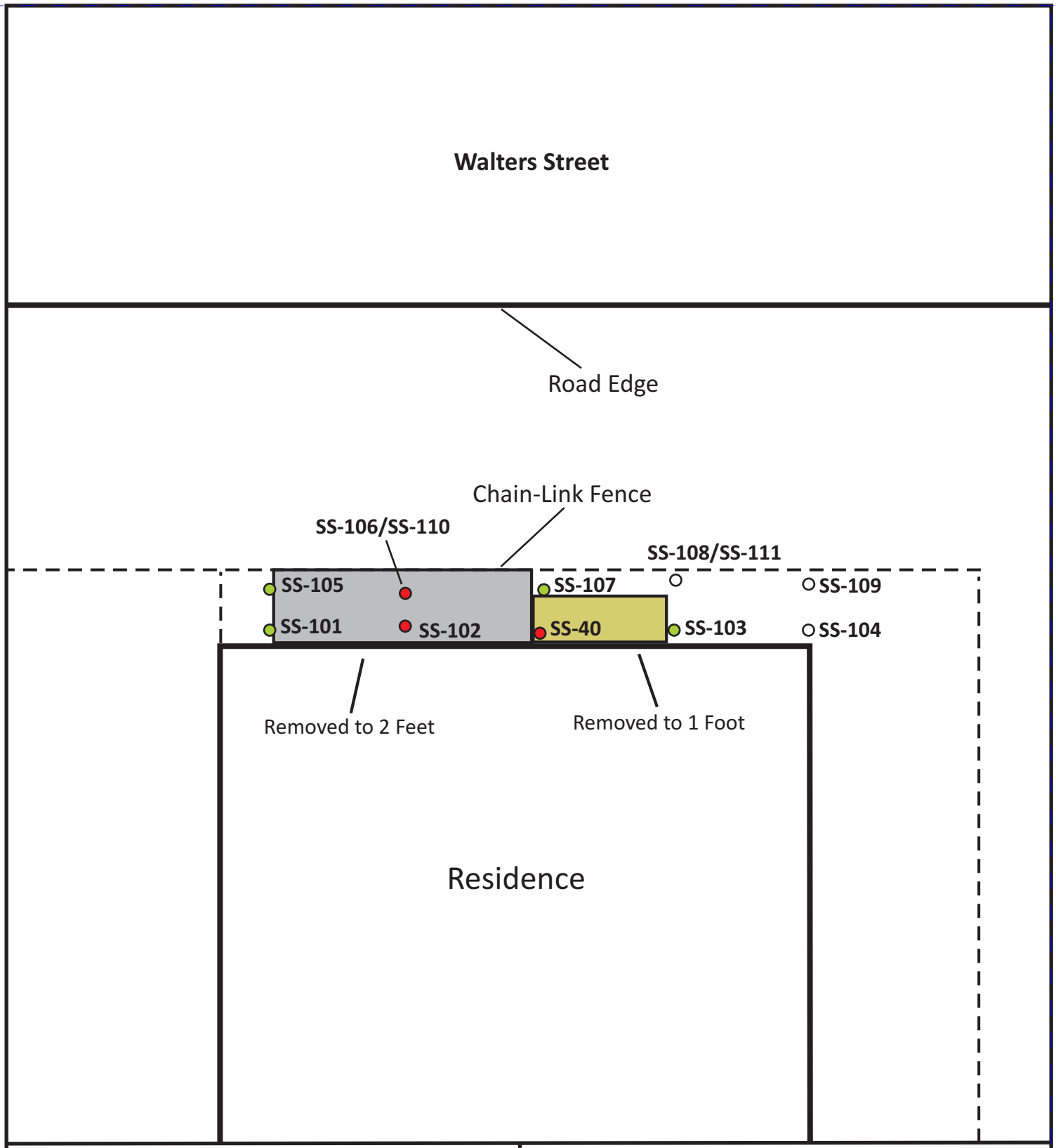
Earth Systems Southwest

2/27/2017 | File No.: 00727-03

Figure 10. Conceptual Site Model Based on Testing



Exposure Route	Receptors			
	Human		Biota	
	Residents	Site Workers	Terrestrial	Aquatic
Ingestion	X	X	X	
Inhalation	X	X	X	
Dermal Contact	X	X	X	
Ingestion				
Inhalation				
Dermal Contact				
Ingestion				
Inhalation	X	X	X	
Dermal Contact				
Ingestion				
Inhalation				
Dermal Contact				
Explosion Hazard				



LEGEND

- Sample Lead Concentration > 80 mg/kg
- Sample Lead Concentration < 80 mg/kg
- Sample Lead Concentration Not Tested

Approximate Scale: 1" = 5'

0 5' 10'

N

Figure 11
Removal Area North of Northern Residence

Rondo Elementary School
Southeast Corner of Hellman Ave. and Walters St.
Eastvale, Riverside County, California

Earth Systems Southwest

2/27/2017 | File No.: 00727-03

APPENDIX B

Tables

Table 1
Summary of Testing Program
Proposed Rondo Elementary School

Item		Sampling Event	Issue	Number of Locations	Number of Samples Collected	Number of Samples Analyzed	Sample IDs	QA/QC Samples	EPA Test Method Number	Sample Container	Preserve	Comments/Changes
1	a	Initial	OCPs in suspected stockpile area	9	9	9	SS-1 to SS-9	SS-10, SS-11	8080	4 oz. Glass	Cool on Ice	none
	b		TPH in suspected stockpile area	9	9	9			8015M			
	c		Heavy Metals in suspected stockpile area	9	9	9			6010B			
2	a	Initial	OCPs along prior fence-animal pen lines	12	12	12	SS-12 to SS-23	SS-24, SS-25	8081A	4 oz. Glass	Cool on Ice	none
3	a	Initial	OCPs in Trench	1	1	1	SS-26	SS-27	8081A	4 oz. Glass	Cool on Ice	none
	b		TPH in Trench	1	1	1	SS-26	SS-27	8015M			
4	a	Initial	Lead around Barn	8	8 Surface	8	SS-28 to SS-35	SS-36, SS-37	6010B	4 oz. Glass	Cool on Ice	samples at depth taken at 2-feet and not 1-foot.
	b		OCPs around Barn	8	8 Surface 2 Subsurface	10	SS-28 to SS-35 SS-32 @ 2, SS-35 @ 2	None	8081A			
	c		TPH around Barn	8	8 Surface 2 Subsurface	10	SS-28 to SS-35 SS-32 @ 2, SS-35 @ 2	None	8015M			
5	a	Initial	Lead Around Residences	8	8 Surface	8	SS-38 to SS-45	None	6010B	4 oz. Glass	Cool on Ice	Subsurface samples collected at 2 feet instead of 1 foot Composites created in lab by combining the 4 surface and 4 subsurface samples at each residence.
		Initial	OCPs around Residences	8	8 Surface 8 Subsurface	4 Composites	SS-38 to SS-45, B-38@2 to B-45@2 Composite A to Composite D	None	8081A			
	b	Step-out	Lead Around Residence	10	23	11	SS-40 @ 1 and SS-101 to SS-109 (all depths)	SS-110	6010B			Step-out samples collected around SS-40
	c	Disposal	STLC and TCLP testing of lead in existing samples for disposal characterization	0	0	5	SS-40, SS-102, SS-102 @ 1', SS-106, and SS-106 @ 1'	None	WET and TCLP with 6010B			Existing samples with total lead above 80 mg/kg
6	a	Initial	OCPs in Field	16	16	4 Composites	SS-48 to SS-64 Composite E to Composite H	None	8081A	4 oz. Glass	Cool on Ice	Composites created in lab by combining the 4 surface samples from each of 4 portions of the field area
	b		Heavy Metals in Field	4	4	4	SS-50, SS-53, SS-55, SS-60	None	6010B			
7	a	Initial	VOC in soil gas	12	12 at 5 feet 7 at 11-15 feet	19	SV-1-5 to SV-12-5 SV-1-11, SV-3-12, SV-6-13, SV-9-13, SV-10-13, SV-11-14, SV-12-15	SV-6-13, SV-12-15	Gas Chromatograph and Mass Spectrometer Detector	Gas Syringe	Moble Lab, Tested Immediately	Samples at 5 feet and 15 feet bgs were attempted at each location but only one sample at 15 was sucessful: 1 location had refusal at 5 feet; 10 locations had no soil vapor flow at 15 feet, so samples at 6 locations collected at depths from 11 to 14 feet; no other depths were attempted at 5 locations.
	b		Methane, Carbon Dioxide, Oxygen in soil gas	12	12 at 5 feet 7 at 11-15 feet	19						

Table 2

Chemical Testing Results, Non-Residential Areas - OCPs

Proposed Rondo Elementary School

Area	Sample Date	Sample ID	Depth (feet)	Chlordane	DDD	DDE	DDT	Dieldrin	Other OCPs
Suspected Stockpile area	12/6/2016	SS-1	Surface	ND <0.010	ND <0.0020	ND <0.0020	ND <0.0020	ND <0.0020	nd
		SS-2		ND <0.010	ND <0.0020	ND <0.0020	ND <0.0020	ND <0.0020	nd
		SS-3		ND <0.010	ND <0.0020	ND <0.0020	ND <0.0020	ND <0.0020	nd
		SS-4		ND <0.010	ND <0.0020	ND <0.0020	ND <0.0020	ND <0.0020	nd
		SS-5		ND <0.010	ND <0.0020	ND <0.0020	ND <0.0020	ND <0.0020	nd
		SS-6		ND <0.010	ND <0.0020	ND <0.0020	ND <0.0020	ND <0.0020	nd
		SS-7		ND <0.010	ND <0.0020	ND <0.0020	ND <0.0020	ND <0.0020	nd
		SS-8		ND <0.010	ND <0.0020	ND <0.0020	ND <0.0020	ND <0.0020	nd
		SS-9		ND <0.010	ND <0.0020	ND <0.0020	ND <0.0020	ND <0.0020	nd
Prior Fence-Lines in Animal Pens	12/6/2016	SS-12	Surface	ND <0.010	ND <0.0020	ND <0.0020	ND <0.0020	ND <0.0020	nd
		SS-13		ND <0.010	ND <0.0020	ND <0.0020	ND <0.0020	ND <0.0020	nd
		SS-14		ND <0.010	ND <0.0020	ND <0.0020	ND <0.0020	ND <0.0020	nd
		SS-15		ND <0.010	ND <0.0020	ND <0.0020	ND <0.0020	ND <0.0020	nd
		SS-16		ND <0.010	ND <0.0020	ND <0.0020	ND <0.0020	ND <0.0020	nd
		SS-17		ND <0.010	ND <0.0020	ND <0.0020	ND <0.0020	ND <0.0020	nd
		SS-18		ND <0.010	ND <0.0020	ND <0.0020	ND <0.0020	ND <0.0020	nd
		SS-19		ND <0.010	ND <0.0020	ND <0.0020	ND <0.0020	ND <0.0020	nd
		SS-20		ND <0.010	ND <0.0020	ND <0.0020	ND <0.0020	ND <0.0020	nd
		SS-21		ND <0.010	ND <0.0020	ND <0.0020	ND <0.0020	ND <0.0020	nd
		SS-22		ND <0.010	ND <0.0020	ND <0.0020	ND <0.0020	ND <0.0020	nd
		SS-23		ND <0.010	ND <0.0020	ND <0.0020	ND <0.0020	ND <0.0020	nd
Trench	12/6/2016	SS-26	Surface	ND <0.010	ND <0.0020	ND <0.0020	ND <0.0020	ND <0.0020	nd
Barn Area	12/6/2016	SS-28	Surface	ND <0.010	ND <0.0020	ND <0.0020	ND <0.0020	ND <0.0020	nd
		SS-29		ND <0.010	ND <0.0020	ND <0.0020	ND <0.0020	ND <0.0020	nd
		SS-30		ND <0.010	ND <0.0020	ND <0.0020	ND <0.0020	ND <0.0020	nd
		SS-31		ND <0.010	ND <0.0020	ND <0.0020	ND <0.0020	ND <0.0020	nd
		SS-32		ND <0.010	ND <0.0020	ND <0.0020	ND <0.0020	ND <0.0020	nd
	12/14/1016	SS-32 @ 2	2	ND <0.010	ND <0.0020	ND <0.0020	ND <0.0020	ND <0.0020	nd
	12/6/2016	SS-33	Surface	ND <0.010	ND <0.0020	ND <0.0020	ND <0.0020	ND <0.0020	nd
		SS-34		ND <0.010	ND <0.0020	ND <0.0020	ND <0.0020	ND <0.0020	nd
		SS-35		ND <0.010	ND <0.0020	ND <0.0020	ND <0.0020	ND <0.0020	nd
	12/14/2016	SS-35 @ 2	2	ND <0.010	ND <0.0020	ND <0.0020	ND <0.0020	ND <0.0020	nd
Field Areas	12/6/2016	Composite-E (SS-48 to SS-51)	Surface	ND <0.010	ND <0.0020	ND <0.0020	ND <0.0020	ND <0.0020	nd
		Composite-F (SS-52, 53, 62 & 63)	Surface	ND <0.010	ND <0.0020	ND <0.0020	ND <0.0020	ND <0.0020	nd
		Composite-G (SS-54, 55, 56 & 61)	Surface	ND <0.010	ND <0.0020	ND <0.0020	ND <0.0020	ND <0.0020	nd
		Composite-H (SS-57, 58, 59 & 60)	Surface	ND <0.010	ND <0.0020	ND <0.0020	ND <0.0020	ND <0.0020	nd
Comparison Criteria	**US EPA Regional Screening Levels**			**1.7**	**2.3**	**2.0**	**1.9**	**0.034**	Various

Notes: nd = Not detected in excess of the listed detection limit.
All concentrations in mg/kg.
Tests performed using EPA methods 8081A and 8082

Table 3
Chemical Testing Results, Non-Residential Areas - Heavy Metals
Proposed Rondo Elementary School

Area	Sample Date	Sample ID	Sample Depth (feet)	As	Ba	Cd	Cr	Co	Cu	Pb	Mo	Ni	V	Zn	Others
Suspected Stockpile Area	12/6/2016	SS-1	Surface	nd < 1.00	111	nd <0.500	19.2	4.86	23.9	5.24	0.909	7.40	38.0	98.6	nd
		SS-2		nd < 1.00	115	nd <0.500	22.2	5.86	20.9	4.06	1.14	8.83	58.1	71.6	nd
		SS-3		nd < 1.00	100	nd <0.500	18.2	4.86	18.5	2.77	nd <0.500	6.22	63.3	71.6	nd
		SS-4		nd < 1.00	115	nd <0.500	19.2	5.14	25.8	3.31	1.02	7.03	86.4	93.6	nd
		SS-5		nd < 1.00	141	nd <0.500	23.4	6.31	20.5	3.62	0.855	8.84	100	59.6	nd
		SS-6		nd < 1.00	115	nd <0.500	19.5	4.98	22.0	4.38	nd <0.500	7.70	77.9	86.1	nd
		SS-7		nd < 1.00	141	nd <0.500	22.9	5.82	23.1	6.64	0.829	8.64	100	75.5	nd
		SS-8		nd < 1.00	126	nd <0.500	21.4	5.69	17.4	1.43	0.705	8.17	96.8	50.3	nd
		SS-9		nd < 1.00	136	nd <0.500	21.8	5.47	24.8	8.33	0.599	8.44	87.0	82.1	nd
Barn Area	12/6/2016	SS-28	Surface	- -	- -	- -	- -	- -	- -	1.17	- -	- -	- -	- -	- -
		SS-29		- -	- -	- -	- -	- -	- -	2.56	- -	- -	- -	- -	- -
		SS-30		- -	- -	- -	- -	- -	- -	7.78	- -	- -	- -	- -	- -
		SS-31		- -	- -	- -	- -	- -	- -	8.26	- -	- -	- -	- -	- -
		SS-32		- -	- -	- -	- -	- -	- -	16.9	- -	- -	- -	- -	- -
		SS-33		- -	- -	- -	- -	- -	- -	3.95	- -	- -	- -	- -	- -
		SS-34		- -	- -	- -	- -	- -	- -	13.9	- -	- -	- -	- -	- -
		SS-35		- -	- -	- -	- -	- -	- -	9.22	- -	- -	- -	- -	- -
Field area	12/6/2016	SS-50	Surface	nd < 1.00	153	0.542	21.3	5.36	11.7	17.0	0.543	7.98	93.0	139	nd
		SS-53		nd < 1.00	124	nd < 0.500	22.2	5.25	23.5	11.6	nd <0.500	8.97	75.7	91.3	nd
		SS-55		nd < 1.00	138	nd < 0.500	22.8	5.36	30.1	7.67	0.986	8.62	85.7	102	nd
		SS-60		nd < 1.00	138	nd < 0.500	20.3	5.17	30.1	5.60	0.604	7.54	88.9	75.7	nd
Comparison Values	Onsite Average			nd < 1.00	127	0.542	21.1	5.39	22.5	6.92	0.819	8.03	80.8	84.4	nd
	DTSC Specified Value			12						80					
	US EPA RSL-R				15,000	71	120,000	23.0	3,100	400	390	820	390	23,000	

Notes: Concentrations are in mg/kg unless otherwise noted
nd = Not detected in excess of the listed detection limit
na = not applicable
Averages do not include "non-detect" results

Table 4

Chemical Testing Results - TPH

Proposed Rondo Elementary School

Area	Sample Date	Sample ID	Depth (feet)	Gasoline C4-C12	Diesel C10-C28	Motor Oil C23-C40
Suspected Stockpile area	12/6/2016	SS-1	Surface	ND < 0.20	ND <10	ND <20
		SS-2		ND < 0.20	ND <10	ND <20
		SS-3		ND < 0.20	ND <10	ND <20
		SS-4		ND < 0.20	ND <10	ND <20
		SS-5		ND < 0.20	ND <10	ND <20
		SS-6		ND < 0.20	ND <10	ND <20
		SS-7		ND < 0.20	ND <10	ND <20
		SS-8		ND < 0.20	ND <10	ND <20
		SS-9		ND < 0.20	ND <10	ND <20
Trench	12/6/2016	SS-26	Surface	ND < 0.20	ND <10	ND <20
Barn Area		SS-28		ND < 0.20	ND <10	ND <20
		SS-29		ND < 0.20	ND <10	ND <20
		SS-30		ND < 0.20	ND <10	ND <20
		SS-31		ND < 0.20	ND <10	ND <20
		SS-32		ND < 0.20	ND <10	ND <20
	12/14/2016	SS-32 @ 2	2	- -	ND <10	ND <20
	12/6/2016	SS-33	Surface	ND < 0.20	ND <10	ND <20
		SS-34		ND < 0.20	ND <10	ND <20
		SS-35		ND < 0.20	ND <10	ND <20
	12/14/2016	SS-35 @ 2	2	- -	ND <10	ND <20

Notes: nd = Not detected in excess of the listed detection limit.
- - = Not analyzed for this analyte
All concentrations in mg/kg.
Tests performed using EPA methods 8015M

Table 5

Residential Area Testing Results - OCPs and Lead

Proposed Rondo Elementary School

Area	Sample Date	Location ID	Depth (feet)	Chlordane	DDD	DDE	DDT	Dieldrin	Other OCPs	Lead
North Residence	12/6/2016	Composite A (SS-38 thru SS-41)	Surface	**0.021**	**0.0044**	nd<0.0020	nd<0.0020	nd<0.0020	nd	- -
		Composite C (SS-38@2 thru SS-41@2)	2	nd<0.010	**0.010**	nd<0.0020	nd<0.0020	nd<0.0020	nd	- -
		SS-38	Surface	- -	- -	- -	- -	- -	- -	**15.1**
		SS-39	Surface	- -	- -	- -	- -	- -	- -	**12.4**
		SS-40	Surface	- -	- -	- -	- -	- -	- -	**157**
	1/20/2017	SS-40 @ 1'	1	- -	- -	- -	- -	- -	- -	**51.2**
	12/6/2016	SS-41	Surface	- -	- -	- -	- -	- -	- -	**35.0**
	1/20/2017	SS-101	Surface	- -	- -	- -	- -	- -	- -	**65.6**
		SS-102	Surface	- -	- -	- -	- -	- -	- -	**430**
		SS-102 @ 1'	1	- -	- -	- -	- -	- -	- -	**409**
	2/9/2017	SS-102 @ 2'	2	- -	- -	- -	- -	- -	- -	**1.46**
	1/20/2017	SS-103	Surface	- -	- -	- -	- -	- -	- -	**51.4**
		SS-105	Surface	- -	- -	- -	- -	- -	- -	**70.5**
		SS-106	Surface	- -	- -	- -	- -	- -	- -	**99.0**
		SS-106 @ 1'	1	- -	- -	- -	- -	- -	- -	**80.2**
	2/9/2017	SS-106 @ 2'	2	- -	- -	- -	- -	- -	- -	**9.56**
	1/20/2017	SS-107	Surface	- -	- -	- -	- -	- -	- -	**23.3**
South Residence	12/6/2016	Composite B (SS-42 through SS-45)	Surface	nd<0.010	nd<0.0020	nd<0.0020	nd<0.0020	nd<0.0020	nd	- -
		Composite D (SS-42 @ 2 through SS-45 @ 2)	2	nd<0.010	nd<0.0020	nd<0.0020	nd<0.0020	nd<0.0020	nd	- -
		SS-42	Surface	- -	- -	- -	- -	- -	- -	**10.8**
		SS-43		- -	- -	- -	- -	- -	- -	**10.7**
		SS-44		- -	- -	- -	- -	- -	- -	**8.19**
		SS-45		- -	- -	- -	- -	- -	- -	**8.78**
Comparison Criteria	**DTSC Specified Value**									**80**
	US EPA Regional Screening Levels			**1.7**	**2.3**	**2.0**	**1.9**	**0.034**	Various	

Definitions: All concentrations in mg/kg.
nd = Not detected in excess of the listed detection limit.
Highlighted values exceed screening values
Highlighted values were removed during the housekeeping action

Table 6
Chemical Testing Results - Soil Vapor
Proposed Rondo Elementary School

Area	Sample Date	Location ID	Depth (feet)	Trichloroethane (TCE)	Tetrachloroethane (PCE)	Benzene	Toluene	Ethylbenzene	Xylene	TPH-Gasoline	Other VOCs	Methane %	Carbon Dioxide %	Oxygen %
Proposed Building Area	12/14/2016	SV-1-5	5	nd<0.10	nd<0.10	nd<0.03	nd<1.00	nd<0.40	nd<1.00	nd<5.00	nd	nd<0.1%	**0.7**	**20.2**
		SV-1-11	11	nd<0.10	nd<0.10	nd<0.03	nd<1.00	nd<0.40	nd<1.00	nd<5.00	nd	nd<0.1%	**6.7**	**13.4**
		SV-2-5	5	nd<0.10	nd<0.10	nd<0.03	nd<1.00	nd<0.40	nd<1.00	nd<5.00	nd	nd<0.1%	**0.1**	**19.2**
		SV-3-5	5	nd<0.10	nd<0.10	nd<0.03	nd<1.00	nd<0.40	nd<1.00	nd<5.00	nd	nd<0.1%	**0.9**	**19.7**
		SV-3-12	12	nd<0.10	nd<0.10	nd<0.03	nd<1.00	nd<0.40	nd<1.00	nd<5.00	nd	nd<0.1%	**5.3**	**14.9**
		SV-4-5	5	nd<0.10	nd<0.10	**0.10**	nd<1.00	nd<0.40	nd<1.00	nd<5.00	nd	nd<0.1%	**0.4**	**19.3**
		SV-5-5	5	nd<0.10	nd<0.10	**0.04**	nd<1.00	nd<0.40	nd<1.00	nd<5.00	nd	nd<0.1%	**0.5**	**19.3**
		SV-5-15	15	R	R	R	R	R	R	R	R	R	R	R
		SV-6-5	5	nd<0.10	nd<0.10	nd<0.03	nd<1.00	nd<0.40	nd<1.00	nd<5.00	nd	nd<0.1%	**0.5**	**19.5**
		SV-6-13	13	nd<0.10	nd<0.10	nd<0.03	nd<1.00	nd<0.40	nd<1.00	nd<5.00	nd	nd<0.1%	**1.1**	**18.4**
		SV-7-5	5	nd<0.10	nd<0.10	**0.05**	nd<1.00	nd<0.40	nd<1.00	nd<5.00	nd	nd<0.1%	**0.6**	**19.6**
Trench	12/15/2016	SV-8-5	5	nd<0.10	nd<0.10	nd<0.03	nd<1.00	nd<0.40	nd<1.00	nd<5.00	nd	nd<0.1%	**0.4**	**20.1**
Barn Area	12/15/2016	SV-9-5	5	nd<0.10	nd<0.10	nd<0.03	nd<1.00	nd<0.40	nd<1.00	nd<5.00	nd	nd<0.1%	**1.5**	**19.2**
		SV-9-13	13	nd<0.10	nd<0.10	nd<0.03	nd<1.00	nd<0.40	nd<1.00	nd<5.00	nd	nd<0.1%	**2.9**	**17.3**
		SV-10-5	5	nd<0.10	nd<0.10	nd<0.03	nd<1.00	nd<0.40	nd<1.00	nd<5.00	nd	nd<0.1%	**1.5**	**19.3**
		SV-10-13	13	nd<0.10	nd<0.10	nd<0.03	nd<1.00	nd<0.40	nd<1.00	nd<5.00	nd	nd<0.1%	**3.3**	**16.3**
		SV-11-5	5	nd<0.10	nd<0.10	nd<0.03	nd<1.00	nd<0.40	nd<1.00	nd<5.00	nd	nd<0.1%	**2.6**	**17.5**
		SV-11-14	14	nd<0.10	nd<0.10	nd<0.03	nd<1.00	nd<0.40	nd<1.00	nd<5.00	nd	nd<0.1%	**3.1**	**17.0**
Septic System	12/15/2016	SV-12-5	5	nd<0.10	nd<0.10	nd<0.03	nd<1.00	nd<0.40	nd<1.00	nd<5.00	nd	nd<0.1%	**3.2**	**17.4**
		SV-12-15	15	nd<0.10	nd<0.10	nd<0.03	nd<1.00	nd<0.40	nd<1.00	nd<5.00	nd	nd<0.1%	**4.2**	**17.2**
Comparison Criteria	**DTSC Screening Level**				**0.48**	**0.097**	**310**							
	US EPA RSL			**0.48**	**11**	**0.36**	**5200**	**1.1**	**100**					

Definitions: All concentrations of VOC in ug/L, unless indicated.
nd = Not detected in excess of the listed detection limit.
nf = No vapor flow encountered.
R = Refusal at 5 feet.
Yellow highlight indicates value exceeds RSL or DTSC screening level

Table 7
QA/QC Duplicate Sample Comparison, Soil Samples
Proposed Rondo Elementary School

Analysis	Date Sampled	Sample ID (Initial / Duplicate)	Sample Depth (feet)	Detected Compounds	Initial Concentration	Duplicate Concentration	RPD
OCPs (EPA Method 8081A)	12/6/2016	SS-1 / SS-11	Surface	All OCPs	nd	nd	0%
		SS-5 / SS-10		All OCPs	nd	nd	0%
		SS-15 / SS-24		All OCPs	nd	nd	0%
		SS-20 / SS-25		All OCPs	nd	nd	0%
		SS-26 / SS-27		All OCPs	nd	nd	0%
TPH Fuel Screen (EPA Method 8015M)	12/6/2016	SS-1 / SS-11	Surface	All TPH	nd	nd	0%
		SS-5 / SS-10		All TPH	nd	nd	0%
		SS-26 / SS-27		All TPH	nd	nd	0%
Heavy Metals (EPA Methods 6010B/7471A)	12/6/2016	SS-1 / SS-11	Surface	Barium	**111**	**135**	20%
				Chromium	**19.2**	**23.9**	22%
				Cobalt	**4.86**	**6.10**	23%
				Copper	**23.9**	**25.4**	6%
				Lead	**5.24**	**4.60**	13%
				Molybdenum	**0.909**	**1.12**	21%
				Nickel	**7.40**	**8.98**	19%
				Vanadium	**38.0**	**93.8**	85%
				Zinc	**98.6**	**88.4**	11%
Heavy Metals (EPA Methods 6010B/7471A)	12/6/2016	SS-5 / SS-10	Surface	Barium	**141**	**141**	0%
				Chromium	**23.4**	**23.4**	0%
				Cobalt	**6.31**	**6.22**	1%
				Copper	**20.5**	**19.5**	5%
				Lead	**3.62**	**2.64**	31%
				Molybdenum	**0.855**	**0.759**	12%
				Nickel	**8.84**	**8.62**	3%
				Vanadium	**100**	**98.8**	1%
				Zinc	**59.6**	**58.6**	2%
Lead	12/6/2016	SS-29 / SS-36	Surface	Lead	**2.56**	**2.71**	6%
		SS-34 / SS-37			**13.90**	**13.6**	2%
		SS-106 / SS-110			**99.0**	**37.8**	89%

NOTES: Concentrations are in mg/kg unless otherwise noted
nd = Not detected in excess of the listed detection limit.
Where an analyte was detected in only one of the duplicate pairs, the detection limit is used as the other concentration.

Table 8
QA/QC Duplicate Sample Comparison, Soil Vapor Samples
Proposed Rondo Elementary School

Analysis	Date Sampled	Sample ID (Initial / Duplicate)	Sample Depth (feet)	Detected Compounds	Initial Concentration	Duplicate Concentration	RPD
VOCs, Methane, Carbon Dioxide, Oxygen	12/14/2016	SV-6-13' / SV-6-13' Dup	13	Trichloroethane (TCE)	nd<0.10	nd<0.10	0%
				Tetrachloroethane (PCE)	nd<0.10	nd<0.10	0%
				Benzene	nd<0.03	nd<0.03	0%
				Toluene	nd<1.00	nd<1.00	0%
				Ethylbenzene	nd<0.40	nd<0.40	0%
				m/p Xylene	nd<1.00	nd<1.00	0%
				TPH-Gasoline	nd<5.00	nd<5.00	0%
				Other VOCs	nd	nd	0%
				Methane %	nd<0.1	nd<0.1	0%
				Carbon Dioxide %	**1.1**	**1.1**	0%
				Oxygen %	**18.4**	**18.4**	0%
	12/15/2016	SV-12-15' / SV-12-15' Dup	15	Trichloroethane (TCE)	nd<0.10	nd<0.10	0%
				Tetrachloroethane (PCE)	nd<0.10	nd<0.10	0%
				Benzene	nd<0.03	nd<0.03	0%
				Toluene	nd<1.00	nd<1.00	0%
				Ethylbenzene	nd<0.40	nd<0.40	0%
				m/p Xylene	nd<1.00	nd<1.00	0%
				TPH-Gasoline	nd<5.00	nd<5.00	0%
				Other VOCs	nd	nd	0%
				Methane %	nd<0.1	nd<0.1	0%
				Carbon Dioxide %	**4.2**	**4.2**	0%
				Oxygen %	**17.2**	**17.2**	0%

NOTES: Concentrations are in mg/kg unless otherwise noted
nd = Not detected in excess of the listed detection limit.
Where an analyte was detected in only one of the duplicate pairs, the detection limit is used as the other concentration.

Table 9

Summary of COPC Evaluation Using Maximum Concentrations

Chemical Class	COPC	Maximum Concentration	Sample ID	Risk RSL	Hazard RSL	Risk	Hazard
VOCs	Benzene	**0.10**	SV-4-5	n/a	n/a	7.3E-07	0.00
OCP	Chlordane	**0.021**	Composite A	0.44	35	4.8E-08	6.0E-04
OCP	DDD	**0.010**	Composite C	2.3	n/a	4.3E-09	n/a
Metals	Lead	**430**	SS-102	n/c	80	n/c	5.38
			Sum			**7.8E-07**	**5.38**

Table 10

Summary of COPC Evaluation After Housekeeping Action

Chemical Class	COPC	Maximum Concentration	Sample ID	Risk RSL	Hazard RSL	Risk	Hazard
VOCs	Benzene	**0.10**	SV-4-5	n/a	n/a	7.3E-07	0.00
OCP	Chlordane	**0.021**	Composite A	0.44	35	4.8E-08	6.0E-04
OCP	DDD	**0.010**	Composite C	2.3	n/a	4.3E-09	n/a
Metals	Lead	**70.5**	SS-105	n/c	80	n/c	0.88
			Sum			**7.8E-07**	**0.88**

Notes: Lead concentration is in mg/kg
Benzene concentration is in ug/L
n/a = not applicable
n/c = not carcinogenic

Table 11

Lead Testing for Disposal Characterization

Proposed Rondo Elementary School

Location ID	Depth (feet)	TTLC Lead (mg/kg)	STLC Lead (mg/L)	TCLP Lead (mg/L)
SS-40	Surface	**157**	1.27	- -
SS-102	Surface	**430**	2.76	- -
SS-102 @ 1'	1	**409**	74.2	nd<0.100
SS-106	Surface	**99.0**	5.88	nd<0.100
SS-106 @ 1'	1	**80.2**	3.94	- -
Regulatory Limits		**1,000**	**5**	**5**

Notes:

nd = Not detected in excess of the listed detection limit.
Highlighted values exceed screening values
Highlighted values were removed during the housekeeping action

Appendix C
Photographs



Photo 1. December 14, 2016. View to north with Soil Gas Survey in progress at site SV-7. General view of field sampling area over the proposed building site.

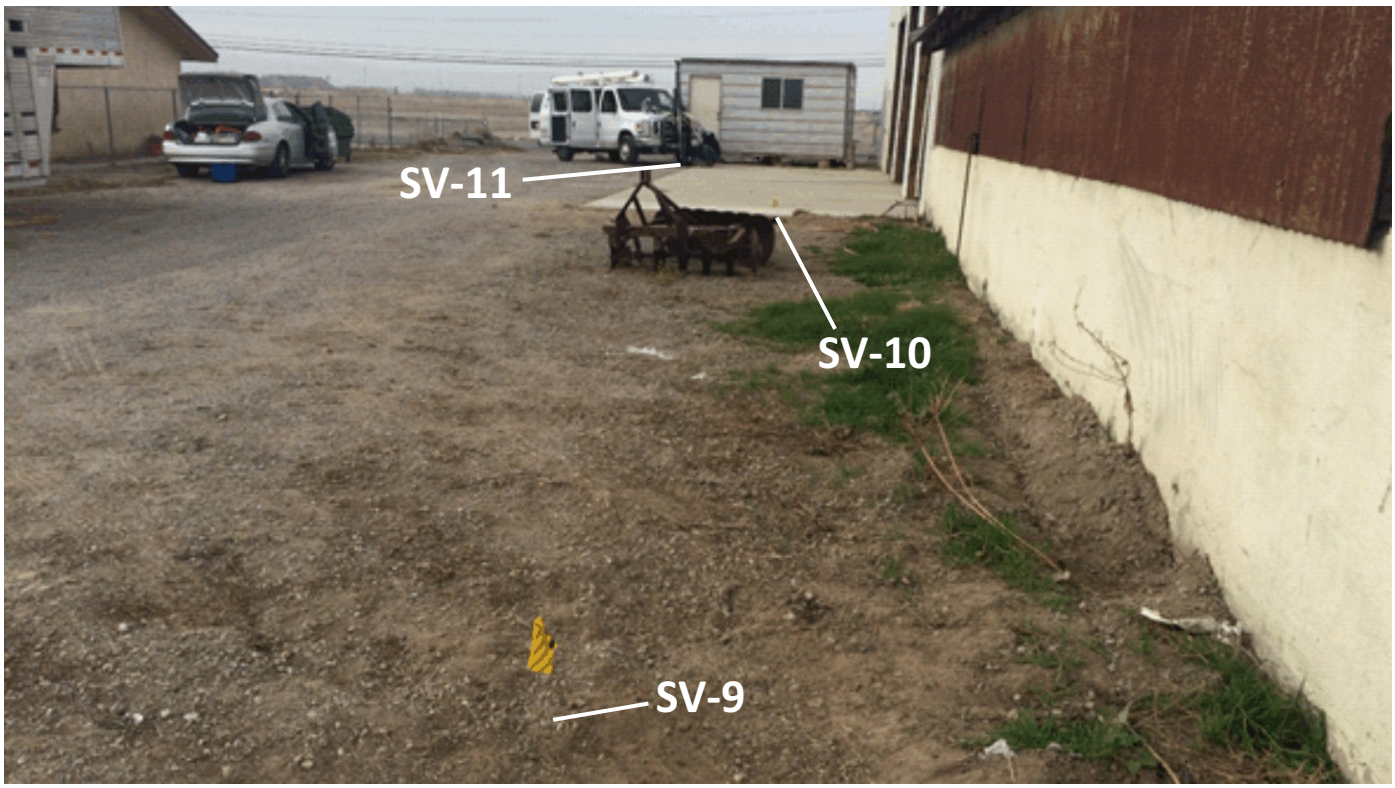


Photo 2. December 15, 2016. View to the west with Soil Gas Survey in progress at site SV-11. General view of barn sampling area.

Earth Systems Southwest			Site Photographs
			Rondo Elementary School Southeast Corner of Hellman Ave. and Walters St. Eastvale, Riverside County, California
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Photo 3. Sampling location north of northern residence. White and blue flag is SS-40, yellow flags are step-out locations.



Photo 4. Proposed excavation boundaries and depths for housekeeping action. View to west.



Photo 5. View to east of removed soil north of northern residence.



Photo 6. Backfilled area north of northern residence after housekeeping action was completed.

APPENDIX D
Laboratory Reports

OPTIMAL TECHNOLOGY
Specializing in Environmental Field Services

December 16, 2016

Mr. Scot Stormo
Earth Systems Consultants, Southwest
79-811B Country Club Drive
Indio, CA 92203

Dear Mr. Stormo:

This letter presents the results of the soil vapor investigation conducted by Optimal Technology (Optimal), for Earth Systems Consultants, Southwest on December 14-15, 2016. The study was performed at 7620 Hellman Ave., Eastvale, California.

Optimal was contracted to perform a soil vapor survey at this site to screen for possible chlorinated solvents and aromatic hydrocarbons. The primary objective of this soil vapor investigation was to determine if soil vapor contamination is present in the subsurface soil.

Gas Sampling Method

Gas sampling was performed by hydraulically pushing soil gas probes to a depth of 5.0-15.0 feet below ground surface (bgs). An electric rotary hammer drill was used to drill a 1.0-inch diameter hole through the overlying surface to allow probe placement when required. The same electric hammer drill was used to push probes in areas of resistance during placement.

At each sampling location an electric vacuum pump set to draw 0.2 liters per minute (L/min) of soil vapor was attached to the probe and purged prior to sample collection. Vapor samples were obtained in SGE gas-tight syringes by drawing the sample through a luer-lock connection which connects the sampling probe and the vacuum pump. Samples were immediately injected into the gas chromatograph/purge and trap after collection. New tubing was used at each sampling point to prevent cross contamination.

All analyses were performed on a laboratory grade Hewlett Packard model 5890 Series II gas chromatograph equipped with a Hewlett Packard model 5971 Mass Spectra Detector and Tekmar LSC 2000 Purge and Trap. An SGE capillary column using helium as the carrier gas was used to perform all analysis. All results were collected on a personal computer utilizing Hewlett Packard's 5971 MS and chromatographic data collection and handling system. Additionally, a Landtec GEM2000 was used to test for Methane, Oxygen & Carbon Dioxide.

Quality Assurance

5-Point Calibration
The initial five point calibration consisted of 20, 50, 100, 200 and 500 ul injections of the calibration standard. A calibration factor on each analyte was generated using a best fit line method using the HP data system. If the r^2 factor generated from this line was not greater than 0.990, an additional five point calibration would have been performed. Method reporting limits were calculated to be 0.01-1.0 micrograms per Liter (ug/L) for the individual compounds.

A daily calibration check and end of run calibration check was performed using a pre-mixed standard supplied by Scotty Analyzed Gases. The standard contained common halogenated solvents and aromatic hydrocarbons (see Table 1). The individual compound concentrations in the standards ranged between 0.025 nanograms per microliter (ng/ul) and 0.25 ng/ul.

TABLE 1

Dichlorodifluoromethane	Carbon Tetrachloride	Chloroethane
Trichlorofluoromethane	1,2-Dichloroethane	Benzene
1,1-Dichloroethene	Trichloroethene	Toluene
Methylene Chloride	1,1,2-Trichloroethane	Ethylbenzene
trans-1,2-Dichloroethene	Tetrachloroethene	m-/p-Xylene
1,1-Dichloroethane	Chloroform	o-Xylene
cis-1,2-Dichloroethene	1,1,1,2-Tetrachloroethane	Vinyl Chloride
1,1,1-Trichloroethane	1,1,2,2-Tetrachloroethane	Freon 113
4-Methyl-2-Pentanone	Cyclohexane	Acetone
Chlorobenzene	2-Butanone	Isobutane

Sample Replicates
A replicate analysis (duplicate) was run to evaluate the reproducibility of the sampling system and instrument. The difference between samples did not vary more than 20%.

Equipment Blanks
Blanks were run at the beginning of each workday and after calibrations. The blanks were collected using an ambient air sample. These blanks checked the septum, syringe, GC column, GC detector and the ambient air. Contamination was not found in any of the blanks analyzed during this investigation. Blank results are given along with the sample results.

Tracer Gas Leak Test
A tracer gas was applied to the soil gas probes at each point of connection in which ambient air could enter the sampling system. These points include the top of the sampling probe where the tubing meets the probe connection and the surface bentonite seals. Isobutane was used as the tracer gas. No Isobutane was found in any of the samples collected.

Purge Volume
The standard purge volume of three volumes was purged in accordance with the July 2015 DTSC/RWQCB Advisory for Active Soil Gas Investigations.

Shut-in Test
A shut-in test was conducted prior to purging or sampling each location to check for leaks in the above-ground sampling system. The system was evaluated to a minimum measured vacuum of 100 inches of water. The vacuum gauge was calibrated and sensitive enough to indicate a water pressure change of at least 0.5 inches.

Scope of Work

To achieve the objective of this investigation a total of 21 vapor samples were collected from 12 locations at the site. Sampling depths, vacuum readings, purge volume and sampling volumes are given on the analytical results page. All the collected vapor samples were analyzed on-site using Optimal's mobile laboratory.

Subsurface Conditions

Subsurface soil conditions at this site offered sampling flows at 0-45" water vacuum. Depth to groundwater was unknown at the time of the investigation.

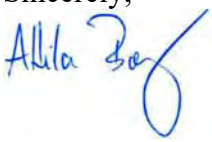
Results

During this vapor investigation three samples contained levels of Benzene. Benzene levels ranged from 0.04 ug/L to 0.1 ug/L. None of the other compounds listed in Table 1 above were detected above the listed reporting limits. A complete table of analytical results is included with this report.

Disclaimer

All conclusions presented in this letter are based solely on the information collected by the soil vapor survey conducted by Optimal Technology. Soil vapor testing is only a subsurface screening tool and does not represent actual contaminant concentrations in either the soil and/or groundwater. We enjoyed working with you on this project and look forward to future projects. If you have any questions please contact me at (877) 764-5427.

Sincerely,



Attila Baly
Project Manager

OPTIMAL TECHNOLOGY
Specializing in Environmental Field Services

SOIL VAPOR RESULTS

Site Name: 7620 Hellman Ave., Eastvale, CA
Analyst: A. Baly **Collector:** A. Baly
Method: Modified EPA 8260B

Lab Name: Optimal Technology
Inst. ID: HP-5890 Series II
Detector: HP-5971 Mass Spectrometer

Date: 12/14/16

SAMPLE ID	BLANK-1	SV-1-5'	SV-1-11'	SV-2-5'	SV-2-15'	SV-3-5'	SV-3-12'	SV-4-5'
Sampling Depth (Ft.)	N/A	5.0	11.0	5.0	15.0	5.0	12.0	5.0
Purge Volume (ml)	N/A	1,500	3,125	1,500	N/A	1,500	3,125	1,500
Vacuum (in. of Water)	N/A	0	40	0	>150	0	35	0
Injection Volume (ul)	50,000	50,000	50,000	50,000	N/A	50,000	50,000	50,000
Dilution Factor	1	1	1	1	N/A	1	1	1

COMPOUND	REP. LIMIT	CONC (ug/L)	CONC (ug/L)	CONC (ug/L)	CONC (ug/L)	CONC (ug/L)	CONC (ug/L)	CONC (ug/L)	CONC (ug/L)
Dichlorodifluoromethane	1.00	ND	ND	ND	ND	N/A	ND	ND	ND
Chloroethane	1.00	ND	ND	ND	ND	N/A	ND	ND	ND
Trichlorofluoromethane	1.00	ND	ND	ND	ND	N/A	ND	ND	ND
Freon 113	1.00	ND	ND	ND	ND	N/A	ND	ND	ND
Methylene Chloride	1.00	ND	ND	ND	ND	N/A	ND	ND	ND
1,1-Dichloroethane	1.00	ND	ND	ND	ND	N/A	ND	ND	ND
Chloroform	1.00	ND	ND	ND	ND	N/A	ND	ND	ND
1,1,1-Trichloroethane	1.00	ND	ND	ND	ND	N/A	ND	ND	ND
Carbon Tetrachloride	0.02	ND	ND	ND	ND	N/A	ND	ND	ND
1,2-Dichloroethane	0.04	ND	ND	ND	ND	N/A	ND	ND	ND
Trichloroethene (TCE)	0.10	ND	ND	ND	ND	N/A	ND	ND	ND
1,1,2-Trichloroethane	1.00	ND	ND	ND	ND	N/A	ND	ND	ND
Tetrachloroethene (PCE)	0.10	ND	ND	ND	ND	N/A	ND	ND	ND
1,1,1,2-Tetrachloroethane	1.00	ND	ND	ND	ND	N/A	ND	ND	ND
1,1,2,2-Tetrachloroethane	1.00	ND	ND	ND	ND	N/A	ND	ND	ND
Vinyl Chloride	0.01	ND	ND	ND	ND	N/A	ND	ND	ND
Acetone	1.00	ND	ND	ND	ND	N/A	ND	ND	ND
1,1-Dichloroethene	1.00	ND	ND	ND	ND	N/A	ND	ND	ND
trans-1,2-Dichloroethene	1.00	ND	ND	ND	ND	N/A	ND	ND	ND
2-Butanone (MEK)	1.00	ND	ND	ND	ND	N/A	ND	ND	ND
cis-1,2-Dichloroethene	1.00	ND	ND	ND	ND	N/A	ND	ND	ND
Cyclohexane	1.00	ND	ND	ND	ND	N/A	ND	ND	ND
Benzene	0.03	ND	ND	ND	ND	N/A	ND	ND	**0.10**
4-Methyl-2-Pentanone	1.00	ND	ND	ND	ND	N/A	ND	ND	ND
Toluene	1.00	ND	ND	ND	ND	N/A	ND	ND	ND
Chlorobenzene	1.00	ND	ND	ND	ND	N/A	ND	ND	ND
Ethylbenzene	0.40	ND	ND	ND	ND	N/A	ND	ND	ND
m/p-Xylene	1.00	ND	ND	ND	ND	N/A	ND	ND	ND
o-Xylene	1.00	ND	ND	ND	ND	N/A	ND	ND	ND
TPH-g	5.00	ND	ND	ND	ND	N/A	ND	ND	ND
Isobutane (Tracer Gas)	1.00	ND	ND	ND	ND	N/A	ND	ND	ND

Note: ND = Below Listed Reporting Limit; N/A = Not applicable as no sample was taken due to high vacuum or refusal.

OPTIMAL TECHNOLOGY
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SOIL VAPOR RESULTS

Site Name: 7620 Hellman Ave., Eastvale, CA
Analyst: A. Baly **Collector:** A. Baly
Method: Modified EPA 8260B

Lab Name: Optimal Technology
Inst. ID: HP-5890 Series II
Detector: HP-5971 Mass Spectrometer

Date: 12/14/16

SAMPLE ID	SV-4-15'	SV-7-5'	SV-7-15'	SV-5-5'	SV-5-15'	SV-6-5'	SV-6-13'	SV-6-13' Dup
Sampling Depth (Ft.)	15.0	5.0	15.0	5.0	5.5	5.0	13.0	13.0
Purge Volume (ml)	N/A	1,500	N/A	1,500	N/A	1,500	3,125	3,125
Vacuum (in. of Water)	>150	0	>150	0	N/A	0	25	25
Injection Volume (ul)	N/A	50,000	N/A	50,000	N/A	50,000	50,000	50,000
Dilution Factor	N/A	1	N/A	1	N/A	1	1	1

COMPOUND	REP. LIMIT	CONC (ug/L)	CONC (ug/L)	CONC (ug/L)	CONC (ug/L)	CONC (ug/L)	CONC (ug/L)	CONC (ug/L)	CONC (ug/L)
Dichlorodifluoromethane	1.00	N/A	ND	N/A	ND	N/A	ND	ND	ND
Chloroethane	1.00	N/A	ND	N/A	ND	N/A	ND	ND	ND
Trichlorofluoromethane	1.00	N/A	ND	N/A	ND	N/A	ND	ND	ND
Freon 113	1.00	N/A	ND	N/A	ND	N/A	ND	ND	ND
Methylene Chloride	1.00	N/A	ND	N/A	ND	N/A	ND	ND	ND
1,1-Dichloroethane	1.00	N/A	ND	N/A	ND	N/A	ND	ND	ND
Chloroform	1.00	N/A	ND	N/A	ND	N/A	ND	ND	ND
1,1,1-Trichloroethane	1.00	N/A	ND	N/A	ND	N/A	ND	ND	ND
Carbon Tetrachloride	0.02	N/A	ND	N/A	ND	N/A	ND	ND	ND
1,2-Dichloroethane	0.04	N/A	ND	N/A	ND	N/A	ND	ND	ND
Trichloroethene (TCE)	0.10	N/A	ND	N/A	ND	N/A	ND	ND	ND
1,1,2-Trichloroethane	1.00	N/A	ND	N/A	ND	N/A	ND	ND	ND
Tetrachloroethene (PCE)	0.10	N/A	ND	N/A	ND	N/A	ND	ND	ND
1,1,1,2-Tetrachloroethane	1.00	N/A	ND	N/A	ND	N/A	ND	ND	ND
1,1,2,2-Tetrachloroethane	1.00	N/A	ND	N/A	ND	N/A	ND	ND	ND
Vinyl Chloride	0.01	N/A	ND	N/A	ND	N/A	ND	ND	ND
Acetone	1.00	N/A	ND	N/A	ND	N/A	ND	ND	ND
1,1-Dichloroethene	1.00	N/A	ND	N/A	ND	N/A	ND	ND	ND
trans-1,2-Dichloroethene	1.00	N/A	ND	N/A	ND	N/A	ND	ND	ND
2-Butanone (MEK)	1.00	N/A	ND	N/A	ND	N/A	ND	ND	ND
cis-1,2-Dichloroethene	1.00	N/A	ND	N/A	ND	N/A	ND	ND	ND
Cyclohexane	1.00	N/A	ND	N/A	ND	N/A	ND	ND	ND
Benzene	0.03	N/A	**0.05**	N/A	**0.04**	N/A	ND	ND	ND
4-Methyl-2-Pentanone	1.00	N/A	ND	N/A	ND	N/A	ND	ND	ND
Toluene	1.00	N/A	ND	N/A	ND	N/A	ND	ND	ND
Chlorobenzene	1.00	N/A	ND	N/A	ND	N/A	ND	ND	ND
Ethylbenzene	0.40	N/A	ND	N/A	ND	N/A	ND	ND	ND
m/p-Xylene	1.00	N/A	ND	N/A	ND	N/A	ND	ND	ND
o-Xylene	1.00	N/A	ND	N/A	ND	N/A	ND	ND	ND
TPH-g	5.00	N/A	ND	N/A	ND	N/A	ND	ND	ND
Isobutane (Tracer Gas)	1.00	N/A	ND	N/A	ND	N/A	ND	ND	ND

Note: ND = Below Listed Reporting Limit; N/A = Not applicable as no sample was taken due to high vacuum or refusal.

OPTIMAL TECHNOLOGY
Specializing in Environmental Field Services

SOIL VAPOR RESULTS

Site Name: 7620 Hellman Ave., Eastvale, CA **Lab Name:** Optimal Technology **Date:** 12/14/16

Analyst: A. Baly **Collector:** A. Baly **Inst. ID:** Landtec GEM2000

SAMPLE ID	BLANK-1	SV-1-5'	SV-1-11'	SV-2-5'	SV-2-15'	SV-3-5'	SV-3-12'	SV-4-5'
Sampling Depth (Ft.)	5.0	5.0	11.0	5.0	15.0	5.0	12.0	5.0
Purge Volume (ml)	1,500	1,500	3,125	1,500	N/A	1,500	3,125	1,500
Vacuum (in. of Water)	0	0	40	0	>150	0	35	0

COMPOUND	REP. LIMIT	CONC (%)	CONC (%)	CONC (%)	CONC (%)	CONC (%)	CONC (%)	CONC (%)	CONC (%)
Methane	0.1%	ND	ND	ND	ND	N/A	ND	ND	ND
Carbon Dioxide	0.1%	**0.1%**	**0.7%**	**6.7%**	**0.1%**	N/A	**0.9%**	**5.3%**	**0.4%**
Oxygen	0.1%	**21.9%**	**20.2%**	**13.4%**	**19.2%**	N/A	**19.7%**	**14.9%**	**19.3%**

Note: ND = Below Listed Reporting Limit; N/A = Not applicable as no sample was taken due to high vacuum or refusal.

OPTIMAL TECHNOLOGY
Specializing in Environmental Field Services

SOIL VAPOR RESULTS

Site Name: 7620 Hellman Ave., Eastvale, CA **Lab Name:** Optimal Technology **Date:** 12/14/16

Analyst: A. Baly **Collector:** A. Baly **Inst. ID:** Landtec GEM2000

SAMPLE ID	SV-4-15'	SV-7-5'	SV-7-15'	SV-5-5'	SV-5-15'	SV-6-5'	SV-6-13'	SV-6-13' Dup
Sampling Depth (Ft.)	15.0	5.0	15.0	5.0	5.5	5.0	13.0	13.0
Purge Volume (ml)	N/A	1,500	N/A	1,500	N/A	1,500	3,125	3,125
Vacuum (in. of Water)	>150	0	>150	0	N/A	0	25	25

COMPOUND	REP. LIMIT	CONC (%)	CONC (%)	CONC (%)	CONC (%)	CONC (%)	CONC (%)	CONC (%)	CONC (%)
Methane	0.1%	N/A	ND	N/A	ND	N/A	ND	ND	ND
Carbon Dioxide	0.1%	N/A	**0.6%**	N/A	**0.5%**	N/A	**0.5%**	**1.1%**	**1.1%**
Oxygen	0.1%	N/A	**19.6%**	N/A	**19.3%**	N/A	**19.5%**	**18.4%**	**18.4%**

Note: ND = Below Listed Reporting Limit; N/A = Not applicable as no sample was taken due to high vacuum or refusal.

SOIL VAPOR RESULTS

Site Name: 7620 Hellman Ave., Eastvale, CA
Analyst: A. Baly **Collector:** A. Baly
Method: Modified EPA 8260B

Lab Name: Optimal Technology
Inst. ID: HP-5890 Series II
Detector: HP-5971 Mass Spectrometer

Date: 12/15/16
Page: 5 of 8

SAMPLE ID	BLANK-2	SV-8-5'	SV-8-15'	SV-9-5'	SV-9-13'	SV-10-5'	SV-10-13'	SV-11-5'
Sampling Depth (Ft.)	N/A	5.0	15.0	5.0	13.0	5.0	13.0	5.0
Purge Volume (ml)	N/A	1,500	N/A	1,500	3,125	1,500	3,125	1,500
Vacuum (in. of Water)	N/A	0	>150	0	20	0	15	0
Injection Volume (ul)	50,000	50,000	N/A	50,000	50,000	50,000	50,000	50,000
Dilution Factor	1	1	N/A	1	1	1	1	1

COMPOUND	REP. LIMIT	CONC (ug/L)	CONC (ug/L)	CONC (ug/L)	CONC (ug/L)	CONC (ug/L)	CONC (ug/L)	CONC (ug/L)	CONC (ug/L)
Dichlorodifluoromethane	1.00	ND	ND	N/A	ND	ND	ND	ND	ND
Chloroethane	1.00	ND	ND	N/A	ND	ND	ND	ND	ND
Trichlorofluoromethane	1.00	ND	ND	N/A	ND	ND	ND	ND	ND
Freon 113	1.00	ND	ND	N/A	ND	ND	ND	ND	ND
Methylene Chloride	1.00	ND	ND	N/A	ND	ND	ND	ND	ND
1,1-Dichloroethane	1.00	ND	ND	N/A	ND	ND	ND	ND	ND
Chloroform	1.00	ND	ND	N/A	ND	ND	ND	ND	ND
1,1,1-Trichloroethane	1.00	ND	ND	N/A	ND	ND	ND	ND	ND
Carbon Tetrachloride	0.02	ND	ND	N/A	ND	ND	ND	ND	ND
1,2-Dichloroethane	0.04	ND	ND	N/A	ND	ND	ND	ND	ND
Trichloroethene (TCE)	0.10	ND	ND	N/A	ND	ND	ND	ND	ND
1,1,2-Trichloroethane	1.00	ND	ND	N/A	ND	ND	ND	ND	ND
Tetrachloroethene (PCE)	0.10	ND	ND	N/A	ND	ND	ND	ND	ND
1,1,1,2-Tetrachloroethane	1.00	ND	ND	N/A	ND	ND	ND	ND	ND
1,1,2,2-Tetrachloroethane	1.00	ND	ND	N/A	ND	ND	ND	ND	ND
Vinyl Chloride	0.01	ND	ND	N/A	ND	ND	ND	ND	ND
Acetone	1.00	ND	ND	N/A	ND	ND	ND	ND	ND
1,1-Dichloroethene	1.00	ND	ND	N/A	ND	ND	ND	ND	ND
trans-1,2-Dichloroethene	1.00	ND	ND	N/A	ND	ND	ND	ND	ND
2-Butanone (MEK)	1.00	ND	ND	N/A	ND	ND	ND	ND	ND
cis-1,2-Dichloroethene	1.00	ND	ND	N/A	ND	ND	ND	ND	ND
Cyclohexane	1.00	ND	ND	N/A	ND	ND	ND	ND	ND
Benzene	0.03	ND	ND	N/A	ND	ND	ND	ND	ND
4-Methyl-2-Pentanone	1.00	ND	ND	N/A	ND	ND	ND	ND	ND
Toluene	1.00	ND	ND	N/A	ND	ND	ND	ND	ND
Chlorobenzene	1.00	ND	ND	N/A	ND	ND	ND	ND	ND
Ethylbenzene	0.40	ND	ND	N/A	ND	ND	ND	ND	ND
m/p-Xylene	1.00	ND	ND	N/A	ND	ND	ND	ND	ND
o-Xylene	1.00	ND	ND	N/A	ND	ND	ND	ND	ND
TPH-g	5.00	ND	ND	N/A	ND	ND	ND	ND	ND
Isobutane (Tracer Gas)	1.00	ND	ND	N/A	ND	ND	ND	ND	ND

Note: ND = Below Listed Reporting Limit; N/A = Not applicable as no sample was taken due to high vacuum or refusal.

OPTIMAL TECHNOLOGY
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SOIL VAPOR RESULTS

Site Name: 7620 Hellman Ave., Eastvale, CA
Analyst: A. Baly **Collector:** A. Baly
Method: Modified EPA 8260B

Lab Name: Optimal Technology
Inst. ID: HP-5890 Series II
Detector: HP-5971 Mass Spectrometer

Date: 12/15/16

SAMPLE ID	SV-11-14'	SV-12-5'	SV-12-15'	SV-12-15' Dup				
Sampling Depth (Ft.)	14.0	5.0	15.0	15.0				
Purge Volume (ml)	3,125	1,500	3,125	3,125				
Vacuum (in. of Water)	45	0	0	0				
Injection Volume (ul)	50,000	50,000	50,000	50,000				
Dilution Factor	1	1	1	1				

COMPOUND	REP. LIMIT	CONC (ug/L)	CONC (ug/L)	CONC (ug/L)	CONC (ug/L)				
Dichlorodifluoromethane	1.00	ND	ND	ND	ND				
Chloroethane	1.00	ND	ND	ND	ND				
Trichlorofluoromethane	1.00	ND	ND	ND	ND				
Freon 113	1.00	ND	ND	ND	ND				
Methylene Chloride	1.00	ND	ND	ND	ND				
1,1-Dichloroethane	1.00	ND	ND	ND	ND				
Chloroform	1.00	ND	ND	ND	ND				
1,1,1-Trichloroethane	1.00	ND	ND	ND	ND				
Carbon Tetrachloride	0.02	ND	ND	ND	ND				
1,2-Dichloroethane	0.04	ND	ND	ND	ND				
Trichloroethene (TCE)	0.10	ND	ND	ND	ND				
1,1,2-Trichloroethane	1.00	ND	ND	ND	ND				
Tetrachloroethene (PCE)	0.10	ND	ND	ND	ND				
1,1,1,2-Tetrachloroethane	1.00	ND	ND	ND	ND				
1,1,2,2-Tetrachloroethane	1.00	ND	ND	ND	ND				
Vinyl Chloride	0.01	ND	ND	ND	ND				
Acetone	1.00	ND	ND	ND	ND				
1,1-Dichloroethene	1.00	ND	ND	ND	ND				
trans-1,2-Dichloroethene	1.00	ND	ND	ND	ND				
2-Butanone (MEK)	1.00	ND	ND	ND	ND				
cis-1,2-Dichloroethene	1.00	ND	ND	ND	ND				
Cyclohexane	1.00	ND	ND	ND	ND				
Benzene	0.03	ND	ND	ND	ND				
4-Methyl-2-Pentanone	1.00	ND	ND	ND	ND				
Toluene	1.00	ND	ND	ND	ND				
Chlorobenzene	1.00	ND	ND	ND	ND				
Ethylbenzene	0.40	ND	ND	ND	ND				
m/p-Xylene	1.00	ND	ND	ND	ND				
o-Xylene	1.00	ND	ND	ND	ND				
TPH-g	5.00	ND	ND	ND	ND				
Isobutane (Tracer Gas)	1.00	ND	ND	ND	ND				

Note: ND = Below Listed Reporting Limit

OPTIMAL TECHNOLOGY
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SOIL VAPOR RESULTS

Site Name: 7620 Hellman Ave., Eastvale, CA **Lab Name:** Optimal Technology **Date:** 12/14/16

Analyst: A. Baly **Collector:** A. Baly **Inst. ID:** Landtec GEM2000

SAMPLE ID	BLANK-2	SV-8-5'	SV-8-15'	SV-9-5'	SV-9-13'	SV-10-5'	SV-10-13'	SV-11-5'
Sampling Depth (Ft.)	5.0	5.0	15.0	5.0	13.0	5.0	13.0	5.0
Purge Volume (ml)	1,500	1,500	N/A	1,500	3,125	1,500	3,125	1,500
Vacuum (in. of Water)	0	0	>150	0	20	0	15	0

COMPOUND	REP. LIMIT	CONC (%)	CONC (%)	CONC (%)	CONC (%)	CONC (%)	CONC (%)	CONC (%)	CONC (%)
Methane	0.1%	ND	ND	N/A	ND	ND	ND	ND	ND
Carbon Dioxide	0.1%	**0.1%**	**0.4%**	N/A	**1.5%**	**2.9%**	**1.5%**	**3.3%**	**2.6%**
Oxygen	0.1%	**21.9%**	**20.1%**	N/A	**19.2%**	**17.3%**	**19.3%**	**16.3%**	**17.5%**

Note: ND = Below Listed Reporting Limit; N/A = Not applicable as no sample was taken due to high vacuum or refusal.

OPTIMAL TECHNOLOGY
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SOIL VAPOR RESULTS

Site Name: 7620 Hellman Ave., Eastvale, CA **Lab Name:** Optimal Technology **Date:** 12/14/16

Analyst: A. Baly **Collector:** A. Baly **Inst. ID:** Landtec GEM2000

SAMPLE ID	SV-11-14'	SV-12-5'	SV-12-15'	SV-12-15' Dup				
Sampling Depth (Ft.)	14.0	5.0	15.0	15.0				
Purge Volume (ml)	3,125	1,500	3,125	3,125				
Vacuum (in. of Water)	45	0	0	0				

COMPOUND	REP. LIMIT	CONC (%)	CONC (%)	CONC (%)	CONC (%)				
Methane	0.1%	ND	ND	ND	ND				
Carbon Dioxide	0.1%	**3.1%**	**3.2%**	**4.2%**	**4.2%**				
Oxygen	0.1%	**17.0%**	**17.4%**	**17.2%**	**17.2%**				

Note: ND = Below Listed Reporting Limit

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CASE NARRATIVE

Authorized Signature Name / Title (print)	Ken Zheng, President
Signature / Date	Ken Zheng, President 12/14/2016 9:16:41
Laboratory Job No. (Certificate of Analysis No.)	1612-00051
Project Name / No.	RONDO ELEMENTARY SCHOOL PEA BD-000727-03
Dates Sampled (from/to)	12/06/16 To 12/06/16
Dates Received (from/to)	12/07/16 To 12/07/16
Dates Reported (from/to)	12/14/16 To 12/14/2016
Chains of Custody Received	Yes

Comments:

Subcontracting

Organic Analyses

No analyses sub-contracted

Inorganic Analyses

No analyses sub-contracted

Sample Condition(s)

All samples intact

Positive Results (Organic Compounds)

Sample	Analyte	Result	Qual	Units	RL	Sample	Analyte	Result	Qual	Units	RL
COMPOSITE A	4,4'-DDD	0.0044		mg/Kg	0.0020	COMPOSITE A	Chlordane	0.021		mg/Kg	0.010
COMPOSITE C	Chlordane	0.010		mg/Kg	0.010						

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CERTIFICATE OF ANALYSIS

1612-00051

EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
Invoice No.	77917
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 001 SS-1					Date & Time Sampled:		12/06/16 @ 7:28	
Sample Matrix: Soil								
[TPH Gasoline C4-C12]								
Gasoline (C4-C12)	<0.20		mg/Kg	EPA 8015M	1	0.20	12/08/16	AR
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1		12/08/16	VS
Diesel	<10		mg/Kg	EPA 8015B	1	10	12/09/16	VS
Motor Oil	<20		mg/Kg	EPA 8015B	1	20	12/09/16	VS
[Surrogate]								
o-Terphenyl (OTP)	80		%REC	EPA 8015B		50-150	12/09/16	VS
[Pesticides]								
Ultrasonic Extraction	Complete			EPA 3550	1		12/08/16	VS
Aldrin	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
alpha-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
beta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
delta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
gamma-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Chlordane	<0.010		mg/Kg	EPA 8081A	1	0.010	12/09/16	JEN
4,4'-DDD	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
4,4'-DDE	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
4,4'-DDT	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Dieldrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endosulfan I	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Endosulfan II	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endosulfan Sulfate	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin Aldehyde	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin ketone	<0.100		mg/Kg	EPA 8081A	1	0.100	12/09/16	JEN
Heptachlor	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Heptachlor Epoxide	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Methoxychlor	<0.010		mg/Kg	EPA 8081A	1	0.010	12/09/16	JEN
Toxaphene	<0.020		mg/Kg	EPA 8081A	1	0.020	12/09/16	JEN
[Surrogates]								

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CERTIFICATE OF ANALYSIS

1612-00051

EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
Invoice No.	77917
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 001 SS-1					Date & Time Sampled:		12/06/16 @ 7:28	
Sample Matrix: Soil								
.....continued								
Tetrachloro-m-xylene	82		%REC	EPA 8081A/8082		50-150	12/09/16	JEN
Decachlorobiphenyl	85		%REC	EPA 8081A/8082		50-150	12/09/16	JEN
[Metals Title 22 no Hg]								
Metals Acid Digestion	Complete			EPA 3050B	1		12/09/16	TLB
Antimony	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Arsenic	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Barium	111		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Beryllium	<0.500		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Cadmium	<0.500		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Chromium	19.2		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Cobalt	4.86		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Copper	23.9		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Lead	5.24		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Molybdenum	0.909		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Nickel	7.40		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Selenium	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Silver	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Thallium	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Vanadium	38.0		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Zinc	98.6		mg/Kg	EPA 6010B	1	5.00	12/09/16	TLB
[Mercury]								
Mercury Digestion	Complete			EPA 7471A	1		12/09/16	JEN
Mercury	<0.20		mg/Kg	EPA 7471A	1	0.20	12/09/16	JEN
Sample: 002 SS-2					Date & Time Sampled:		12/06/16 @ 7:37	
Sample Matrix: Soil								
[TPH Gasoline C4-C12]								
Gasoline (C4-C12)	<0.20		mg/Kg	EPA 8015M	1	0.20	12/08/16	AR
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1		12/08/16	VS
Diesel	<10		mg/Kg	EPA 8015B	1	10	12/09/16	VS

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1612-00051

EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
Invoice No.	77917
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Sample: 002 SS-2 — Date & Time Sampled: 12/06/16 @ 7:37
Sample Matrix: Soil

.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Motor Oil	<20		mg/Kg	EPA 8015B	1	20	12/09/16	VS
[Surrogate]								
o-Terphenyl (OTP)	79		%REC	EPA 8015B		50-150	12/09/16	VS
[Pesticides]								
Ultrasonic Extraction	Complete			EPA 3550	1		12/08/16	VS
Aldrin	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
alpha-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
beta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
delta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
gamma-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Chlordane	<0.010		mg/Kg	EPA 8081A	1	0.010	12/09/16	JEN
4,4'-DDD	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
4,4'-DDE	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
4,4'-DDT	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Dieldrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endosulfan I	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Endosulfan II	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endosulfan Sulfate	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin Aldehyde	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin ketone	<0.100		mg/Kg	EPA 8081A	1	0.100	12/09/16	JEN
Heptachlor	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Heptachlor Epoxide	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Methoxychlor	<0.010		mg/Kg	EPA 8081A	1	0.010	12/09/16	JEN
Toxaphene	<0.020		mg/Kg	EPA 8081A	1	0.020	12/09/16	JEN
[Surrogates]								
Tetrachloro-m-xylene	85		%REC	EPA 8081A/8082		50-150	12/09/16	JEN
Decachlorobiphenyl	82		%REC	EPA 8081A/8082		50-150	12/09/16	JEN
[Metals Title 22 no Hg]								
Metals Acid Digestion	Complete			EPA 3050B	1		12/09/16	TLB

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1612-00051

EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
Invoice No.	77917
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 002 SS-2					Date & Time Sampled:		12/06/16 @ 7:37	
Sample Matrix: Soil								
.....continued								
Antimony	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Arsenic	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Barium	115		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Beryllium	<0.500		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Cadmium	<0.500		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Chromium	22.2		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Cobalt	5.86		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Copper	20.9		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Lead	4.06		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Molybdenum	1.14		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Nickel	8.83		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Selenium	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Silver	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Thallium	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Vanadium	58.1		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Zinc	71.6		mg/Kg	EPA 6010B	1	5.00	12/09/16	TLB
[Mercury]								
Mercury Digestion	Complete			EPA 7471A	1		12/09/16	JEN
Mercury	<0.20		mg/Kg	EPA 7471A	1	0.20	12/09/16	JEN
Sample: 003 SS-3					Date & Time Sampled:		12/06/16 @ 7:39	
Sample Matrix: Soil								
[TPH Gasoline C4-C12]								
Gasoline (C4-C12)	<0.20		mg/Kg	EPA 8015M	1	0.20	12/08/16	AR
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1		12/08/16	VS
Diesel	<10		mg/Kg	EPA 8015B	1	10	12/09/16	VS
Motor Oil	<20		mg/Kg	EPA 8015B	1	20	12/09/16	VS
[Surrogate]								
o-Terphenyl (OTP)	81		%REC	EPA 8015B		50-150	12/09/16	VS
[Pesticides]								

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1612-00051

EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
Invoice No.	77917
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Sample: 003 SS-3 Date & Time Sampled: 12/06/16 @ 7:39
Sample Matrix: Soil
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Ultrasonic Extraction	Complete			EPA 3550	1		12/08/16	VS
Aldrin	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
alpha-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
beta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
delta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
gamma-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Chlordane	<0.010		mg/Kg	EPA 8081A	1	0.010	12/09/16	JEN
4,4'-DDD	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
4,4'-DDE	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
4,4'-DDT	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Dieldrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endosulfan I	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Endosulfan II	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endosulfan Sulfate	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin Aldehyde	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin ketone	<0.100		mg/Kg	EPA 8081A	1	0.100	12/09/16	JEN
Heptachlor	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Heptachlor Epoxide	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Methoxychlor	<0.010		mg/Kg	EPA 8081A	1	0.010	12/09/16	JEN
Toxaphene	<0.020		mg/Kg	EPA 8081A	1	0.020	12/09/16	JEN
[Surrogates]								
Tetrachloro-m-xylene	79		%REC	EPA 8081A/8082		50-150	12/09/16	JEN
Decachlorobiphenyl	81		%REC	EPA 8081A/8082		50-150	12/09/16	JEN
[Metals Title 22 no Hg]								
Metals Acid Digestion	Complete			EPA 3050B	1		12/09/16	TLB
Antimony	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Arsenic	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Barium	100		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Beryllium	<0.500		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB

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CERTIFICATE OF ANALYSIS

1612-00051

EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
Invoice No.	77917
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 003 SS-3					Date & Time Sampled:		12/06/16 @ 7:39	
Sample Matrix: Soil								
.....continued								
Cadmium	<0.500		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Chromium	18.2		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Cobalt	4.86		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Copper	18.5		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Lead	2.77		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Molybdenum	<0.500		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Nickel	6.22		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Selenium	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Silver	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Thallium	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Vanadium	63.3		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Zinc	71.6		mg/Kg	EPA 6010B	1	5.00	12/09/16	TLB
[Mercury]								
Mercury Digestion	Complete			EPA 7471A	1		12/09/16	JEN
Mercury	<0.20		mg/Kg	EPA 7471A	1	0.20	12/09/16	JEN
Sample: 004 SS-4					Date & Time Sampled:		12/06/16 @ 7:43	
Sample Matrix: Soil								
[TPH Gasoline C4-C12]								
Gasoline (C4-C12)	<0.20		mg/Kg	EPA 8015M	1	0.20	12/08/16	AR
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1		12/08/16	VS
Diesel	<10		mg/Kg	EPA 8015B	1	10	12/09/16	VS
Motor Oil	<20		mg/Kg	EPA 8015B	1	20	12/09/16	VS
[Surrogate]								
o-Terphenyl (OTP)	78		%REC	EPA 8015B		50-150	12/09/16	VS
[Pesticides]								
Ultrasonic Extraction	Complete			EPA 3550	1		12/08/16	VS
Aldrin	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
alpha-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
beta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN

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CERTIFICATE OF ANALYSIS

1612-00051

EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
Invoice No.	77917
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 004 SS-4					Date & Time Sampled:		12/06/16 @ 7:43	
Sample Matrix: Soil								
.....continued								
delta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
gamma-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Chlordane	<0.010		mg/Kg	EPA 8081A	1	0.010	12/09/16	JEN
4,4'-DDD	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
4,4'-DDE	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
4,4'-DDT	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Dieldrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endosulfan I	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Endosulfan II	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endosulfan Sulfate	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin Aldehyde	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin ketone	<0.100		mg/Kg	EPA 8081A	1	0.100	12/09/16	JEN
Heptachlor	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Heptachlor Epoxide	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Methoxychlor	<0.010		mg/Kg	EPA 8081A	1	0.010	12/09/16	JEN
Toxaphene	<0.020		mg/Kg	EPA 8081A	1	0.020	12/09/16	JEN
[Surrogates]								
Tetrachloro-m-xylene	80		%REC	EPA 8081A/8082		50-150	12/09/16	JEN
Decachlorobiphenyl	83		%REC	EPA 8081A/8082		50-150	12/09/16	JEN
[Metals Title 22 no Hg]								
Metals Acid Digestion	Complete			EPA 3050B	1		12/09/16	TLB
Antimony	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Arsenic	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Barium	115		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Beryllium	<0.500		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Cadmium	<0.500		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Chromium	19.2		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Cobalt	5.14		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Copper	25.8		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB

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CERTIFICATE OF ANALYSIS

1612-00051

EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
Invoice No.	77917
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 004 SS-4					Date & Time Sampled:		12/06/16 @ 7:43	
Sample Matrix: Soil								
.....continued								
Lead	3.31		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Molybdenum	1.02		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Nickel	7.03		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Selenium	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Silver	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Thallium	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Vanadium	86.4		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Zinc	93.6		mg/Kg	EPA 6010B	1	5.00	12/09/16	TLB
[Mercury]								
Mercury Digestion	Complete			EPA 7471A	1		12/09/16	JEN
Mercury	<0.20		mg/Kg	EPA 7471A	1	0.20	12/09/16	JEN
Sample: 005 SS-5					Date & Time Sampled:		12/06/16 @ 7:47	
Sample Matrix: Soil								
[TPH Gasoline C4-C12]								
Gasoline (C4-C12)	<0.20		mg/Kg	EPA 8015M	1	0.20	12/08/16	AR
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1		12/08/16	VS
Diesel	<10		mg/Kg	EPA 8015B	1	10	12/09/16	VS
Motor Oil	<20		mg/Kg	EPA 8015B	1	20	12/09/16	VS
[Surrogate]								
o-Terphenyl (OTP)	79		%REC	EPA 8015B		50-150	12/09/16	VS
[Pesticides]								
Ultrasonic Extraction	Complete			EPA 3550	1		12/08/16	VS
Aldrin	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
alpha-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
beta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
delta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
gamma-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Chlordane	<0.010		mg/Kg	EPA 8081A	1	0.010	12/09/16	JEN
4,4'-DDD	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN

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1612-00051

EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
Invoice No.	77917
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Sample: 005 SS-5 — Date & Time Sampled: 12/06/16 @ 7:47
Sample Matrix: Soil
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
4,4'-DDE	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
4,4'-DDT	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Dieldrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endosulfan I	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Endosulfan II	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endosulfan Sulfate	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin Aldehyde	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin ketone	<0.100		mg/Kg	EPA 8081A	1	0.100	12/09/16	JEN
Heptachlor	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Heptachlor Epoxide	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Methoxychlor	<0.010		mg/Kg	EPA 8081A	1	0.010	12/09/16	JEN
Toxaphene	<0.020		mg/Kg	EPA 8081A	1	0.020	12/09/16	JEN
[Surrogates]								
Tetrachloro-m-xylene	79		%REC	EPA 8081A/8082		50-150	12/09/16	JEN
Decachlorobiphenyl	82		%REC	EPA 8081A/8082		50-150	12/09/16	JEN
[Metals Title 22 no Hg]								
Metals Acid Digestion	Complete			EPA 3050B	1		12/09/16	TLB
Antimony	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Arsenic	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Barium	141		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Beryllium	<0.500		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Cadmium	<0.500		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Chromium	23.4		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Cobalt	6.31		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Copper	20.5		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Lead	3.62		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Molybdenum	0.855		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Nickel	8.84		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Selenium	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB

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CERTIFICATE OF ANALYSIS

1612-00051

EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
Invoice No.	77917
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 005 SS-5					Date & Time Sampled:		12/06/16 @ 7:47	
Sample Matrix: Soil								
.....continued								
Silver	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Thallium	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Vanadium	100		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Zinc	59.6		mg/Kg	EPA 6010B	1	5.00	12/09/16	TLB
[Mercury]								
Mercury Digestion	Complete			EPA 7471A	1		12/09/16	JEN
Mercury	<0.20		mg/Kg	EPA 7471A	1	0.20	12/09/16	JEN
Sample: 006 SS-6					Date & Time Sampled:		12/06/16 @ 7:52	
Sample Matrix: Soil								
[TPH Gasoline C4-C12]								
Gasoline (C4-C12)	<0.20		mg/Kg	EPA 8015M	1	0.20	12/08/16	AR
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1		12/08/16	VS
Diesel	<10		mg/Kg	EPA 8015B	1	10	12/09/16	VS
Motor Oil	<20		mg/Kg	EPA 8015B	1	20	12/09/16	VS
[Surrogate]								
o-Terphenyl (OTP)	80		%REC	EPA 8015B		50-150	12/09/16	VS
[Pesticides]								
Ultrasonic Extraction	Complete			EPA 3550	1		12/08/16	VS
Aldrin	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
alpha-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
beta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
delta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
gamma-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Chlordane	<0.010		mg/Kg	EPA 8081A	1	0.010	12/09/16	JEN
4,4'-DDD	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
4,4'-DDE	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
4,4'-DDT	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Dieldrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endosulfan I	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN

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1612-00051

EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
Invoice No.	77917
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Sample: 006 SS-6 Date & Time Sampled: 12/06/16 @ 7:52
Sample Matrix: Soil
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Endosulfan II	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endosulfan Sulfate	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin Aldehyde	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin ketone	<0.100		mg/Kg	EPA 8081A	1	0.100	12/09/16	JEN
Heptachlor	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Heptachlor Epoxide	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Methoxychlor	<0.010		mg/Kg	EPA 8081A	1	0.010	12/09/16	JEN
Toxaphene	<0.020		mg/Kg	EPA 8081A	1	0.020	12/09/16	JEN
[Surrogates]								
Tetrachloro-m-xylene	82		%REC	EPA 8081A/8082		50-150	12/09/16	JEN
Decachlorobiphenyl	81		%REC	EPA 8081A/8082		50-150	12/09/16	JEN
[Metals Title 22 no Hg]								
Metals Acid Digestion	Complete			EPA 3050B	1		12/09/16	TLB
Antimony	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Arsenic	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Barium	115		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Beryllium	<0.500		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Cadmium	<0.500		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Chromium	19.5		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Cobalt	4.98		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Copper	22.0		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Lead	4.38		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Molybdenum	<0.500		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Nickel	7.70		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Selenium	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Silver	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Thallium	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Vanadium	77.9		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Zinc	86.1		mg/Kg	EPA 6010B	1	5.00	12/09/16	TLB

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EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
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Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 006 SS-6					Date & Time Sampled:		12/06/16 @ 7:52	
Sample Matrix: Soil								
.....continued								
[Mercury]								
Mercury Digestion	Complete			EPA 7471A	1		12/09/16	JEN
Mercury	<0.20		mg/Kg	EPA 7471A	1	0.20	12/09/16	JEN
Sample: 007 SS-7					Date & Time Sampled:		12/06/16 @ 7:56	
Sample Matrix: Soil								
[TPH Gasoline C4-C12]								
Gasoline (C4-C12)	<0.20		mg/Kg	EPA 8015M	1	0.20	12/08/16	AR
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1		12/08/16	VS
Diesel	<10		mg/Kg	EPA 8015B	1	10	12/09/16	VS
Motor Oil	<20		mg/Kg	EPA 8015B	1	20	12/09/16	VS
[Surrogate]								
o-Terphenyl (OTP)	81		%REC	EPA 8015B		50-150	12/09/16	VS
[Pesticides]								
Ultrasonic Extraction	Complete			EPA 3550	1		12/08/16	VS
Aldrin	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
alpha-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
beta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
delta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
gamma-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Chlordane	<0.010		mg/Kg	EPA 8081A	1	0.010	12/09/16	JEN
4,4'-DDD	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
4,4'-DDE	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
4,4'-DDT	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Dieldrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endosulfan I	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Endosulfan II	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endosulfan Sulfate	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin Aldehyde	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN

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CERTIFICATE OF ANALYSIS

1612-00051

EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
Invoice No.	77917
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Sample: 007 SS-7 — Date & Time Sampled: 12/06/16 @ 7:56
Sample Matrix: Soil
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Endrin ketone	<0.100		mg/Kg	EPA 8081A	1	0.100	12/09/16	JEN
Heptachlor	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Heptachlor Epoxide	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Methoxychlor	<0.010		mg/Kg	EPA 8081A	1	0.010	12/09/16	JEN
Toxaphene	<0.020		mg/Kg	EPA 8081A	1	0.020	12/09/16	JEN
[Surrogates]								
Tetrachloro-m-xylene	79		%REC	EPA 8081A/8082		50-150	12/09/16	JEN
Decachlorobiphenyl	82		%REC	EPA 8081A/8082		50-150	12/09/16	JEN
[Metals Title 22 no Hg]								
Metals Acid Digestion	Complete			EPA 3050B	1		12/09/16	TLB
Antimony	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Arsenic	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Barium	141		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Beryllium	<0.500		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Cadmium	<0.500		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Chromium	22.9		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Cobalt	5.82		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Copper	23.1		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Lead	6.64		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Molybdenum	0.829		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Nickel	8.64		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Selenium	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Silver	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Thallium	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Vanadium	100		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Zinc	75.5		mg/Kg	EPA 6010B	1	5.00	12/09/16	TLB
[Mercury]								
Mercury Digestion	Complete			EPA 7471A	1		12/09/16	JEN
Mercury	<0.20		mg/Kg	EPA 7471A	1	0.20	12/09/16	JEN

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CERTIFICATE OF ANALYSIS

1612-00051

EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
Invoice No.	77917
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 008 SS-8					Date & Time Sampled:		12/06/16 @ 8:01	
Sample Matrix: Soil								
[TPH Gasoline C4-C12]								
Gasoline (C4-C12)	<0.20		mg/Kg	EPA 8015M	1	0.20	12/08/16	AR
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1		12/08/16	VS
Diesel	<10		mg/Kg	EPA 8015B	1	10	12/09/16	VS
Motor Oil	<20		mg/Kg	EPA 8015B	1	20	12/09/16	VS
[Surrogate]								
o-Terphenyl (OTP)	79		%REC	EPA 8015B		50-150	12/09/16	VS
[Pesticides]								
Ultrasonic Extraction	Complete			EPA 3550	1		12/08/16	VS
Aldrin	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
alpha-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
beta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
delta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
gamma-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Chlordane	<0.010		mg/Kg	EPA 8081A	1	0.010	12/09/16	JEN
4,4'-DDD	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
4,4'-DDE	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
4,4'-DDT	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Dieldrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endosulfan I	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Endosulfan II	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endosulfan Sulfate	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin Aldehyde	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin ketone	<0.100		mg/Kg	EPA 8081A	1	0.100	12/09/16	JEN
Heptachlor	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Heptachlor Epoxide	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Methoxychlor	<0.010		mg/Kg	EPA 8081A	1	0.010	12/09/16	JEN
Toxaphene	<0.020		mg/Kg	EPA 8081A	1	0.020	12/09/16	JEN
[Surrogates]								

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1612-00051

EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
Invoice No.	77917
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 008 SS-8					Date & Time Sampled:		12/06/16 @ 8:01	
Sample Matrix: Soil								
.....continued								
Tetrachloro-m-xylene	85		%REC	EPA 8081A/8082		50-150	12/09/16	JEN
Decachlorobiphenyl	81		%REC	EPA 8081A/8082		50-150	12/09/16	JEN
[Metals Title 22 no Hg]								
Metals Acid Digestion	Complete			EPA 3050B	1		12/09/16	TLB
Antimony	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Arsenic	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Barium	126		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Beryllium	<0.500		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Cadmium	<0.500		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Chromium	21.4		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Cobalt	5.69		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Copper	17.4		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Lead	1.43		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Molybdenum	0.705		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Nickel	8.17		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Selenium	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Silver	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Thallium	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Vanadium	96.8		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Zinc	50.3		mg/Kg	EPA 6010B	1	5.00	12/09/16	TLB
[Mercury]								
Mercury Digestion	Complete			EPA 7471A	1		12/09/16	JEN
Mercury	<0.20		mg/Kg	EPA 7471A	1	0.20	12/09/16	JEN
Sample: 009 SS-9					Date & Time Sampled:		12/06/16 @ 8:06	
Sample Matrix: Soil								
[TPH Gasoline C4-C12]								
Gasoline (C4-C12)	<0.20		mg/Kg	EPA 8015M	1	0.20	12/08/16	AR
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1		12/08/16	VS
Diesel	<10		mg/Kg	EPA 8015B	1	10	12/09/16	VS

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1612-00051

EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
Invoice No.	77917
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 009 SS-9					Date & Time Sampled:		12/06/16 @ 8:06	
Sample Matrix: Soil								
.....continued								
Motor Oil	<20		mg/Kg	EPA 8015B	1	20	12/09/16	VS
[Surrogate]								
o-Terphenyl (OTP)	78		%REC	EPA 8015B		50-150	12/09/16	VS
[Pesticides]								
Ultrasonic Extraction	Complete			EPA 3550	1		12/08/16	VS
Aldrin	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
alpha-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
beta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
delta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
gamma-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Chlordane	<0.010		mg/Kg	EPA 8081A	1	0.010	12/09/16	JEN
4,4'-DDD	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
4,4'-DDE	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
4,4'-DDT	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Dieldrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endosulfan I	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Endosulfan II	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endosulfan Sulfate	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin Aldehyde	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin ketone	<0.100		mg/Kg	EPA 8081A	1	0.100	12/09/16	JEN
Heptachlor	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Heptachlor Epoxide	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Methoxychlor	<0.010		mg/Kg	EPA 8081A	1	0.010	12/09/16	JEN
Toxaphene	<0.020		mg/Kg	EPA 8081A	1	0.020	12/09/16	JEN
[Surrogates]								
Tetrachloro-m-xylene	86		%REC	EPA 8081A/8082		50-150	12/09/16	JEN
Decachlorobiphenyl	82		%REC	EPA 8081A/8082		50-150	12/09/16	JEN
[Metals Title 22 no Hg]								
Metals Acid Digestion	Complete			EPA 3050B	1		12/09/16	TLB

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CERTIFICATE OF ANALYSIS

1612-00051

EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
Invoice No.	77917
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 009 SS-9					Date & Time Sampled:		12/06/16 @ 8:06	
Sample Matrix: Soil								
.....continued								
Antimony	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Arsenic	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Barium	136		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Beryllium	<0.500		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Cadmium	<0.500		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Chromium	21.8		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Cobalt	5.47		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Copper	24.8		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Lead	8.33		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Molybdenum	0.599		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Nickel	8.44		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Selenium	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Silver	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Thallium	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Vanadium	87.0		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Zinc	82.1		mg/Kg	EPA 6010B	1	5.00	12/09/16	TLB
[Mercury]								
Mercury Digestion	Complete			EPA 7471A	1		12/09/16	JEN
Mercury	<0.20		mg/Kg	EPA 7471A	1	0.20	12/09/16	JEN
Sample: 010 SS-10					Date & Time Sampled:		12/06/16 @ 7:48	
Sample Matrix: Soil								
[TPH Gasoline C4-C12]								
Gasoline (C4-C12)	<0.20		mg/Kg	EPA 8015M	1	0.20	12/08/16	AR
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1		12/08/16	VS
Diesel	<10		mg/Kg	EPA 8015B	1	10	12/09/16	VS
Motor Oil	<20		mg/Kg	EPA 8015B	1	20	12/09/16	VS
[Surrogate]								
o-Terphenyl (OTP)	82		%REC	EPA 8015B		50-150	12/09/16	VS
[Pesticides]								

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EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
Invoice No.	77917
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 010 SS-10					Date & Time Sampled:		12/06/16 @ 7:48	
Sample Matrix: Soil								
.....continued								
Ultrasonic Extraction	Complete			EPA 3550	1		12/08/16	VS
Aldrin	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
alpha-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
beta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
delta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
gamma-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Chlordane	<0.010		mg/Kg	EPA 8081A	1	0.010	12/09/16	JEN
4,4'-DDD	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
4,4'-DDE	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
4,4'-DDT	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Dieldrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endosulfan I	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Endosulfan II	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endosulfan Sulfate	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin Aldehyde	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin ketone	<0.100		mg/Kg	EPA 8081A	1	0.100	12/09/16	JEN
Heptachlor	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Heptachlor Epoxide	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Methoxychlor	<0.010		mg/Kg	EPA 8081A	1	0.010	12/09/16	JEN
Toxaphene	<0.020		mg/Kg	EPA 8081A	1	0.020	12/09/16	JEN
[Surrogates]								
Tetrachloro-m-xylene	85		%REC	EPA 8081A/8082		50-150	12/09/16	JEN
Decachlorobiphenyl	80		%REC	EPA 8081A/8082		50-150	12/09/16	JEN
[Metals Title 22 no Hg]								
Metals Acid Digestion	Complete			EPA 3050B	1		12/09/16	TLB
Antimony	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Arsenic	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Barium	141		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Beryllium	<0.500		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB

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CERTIFICATE OF ANALYSIS

1612-00051

EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
Invoice No.	77917
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 010 SS-10					Date & Time Sampled:		12/06/16 @ 7:48	
Sample Matrix: Soil								
.....continued								
Cadmium	<0.500		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Chromium	23.4		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Cobalt	6.22		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Copper	19.5		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Lead	2.64		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Molybdenum	0.759		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Nickel	8.62		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Selenium	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Silver	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Thallium	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Vanadium	98.8		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Zinc	58.6		mg/Kg	EPA 6010B	1	5.00	12/09/16	TLB
[Mercury]								
Mercury Digestion	Complete			EPA 7471A	1		12/09/16	JEN
Mercury	<0.20		mg/Kg	EPA 7471A	1	0.20	12/09/16	JEN
Sample: 011 SS-11					Date & Time Sampled:		12/06/16 @ 8:15	
Sample Matrix: Soil								
[TPH Gasoline C4-C12]								
Gasoline (C4-C12)	<0.20		mg/Kg	EPA 8015M	1	0.20	12/08/16	AR
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1		12/08/16	VS
Diesel	<10		mg/Kg	EPA 8015B	1	10	12/09/16	VS
Motor Oil	<20		mg/Kg	EPA 8015B	1	20	12/09/16	VS
[Surrogate]								
o-Terphenyl (OTP)	80		%REC	EPA 8015B		50-150	12/09/16	VS
[Pesticides]								
Ultrasonic Extraction	Complete			EPA 3550	1		12/08/16	VS
Aldrin	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
alpha-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
beta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN

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1612-00051

EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
Invoice No.	77917
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 011 SS-11					Date & Time Sampled:		12/06/16 @ 8:15	
Sample Matrix: Soil								
.....continued								
delta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
gamma-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Chlordane	<0.010		mg/Kg	EPA 8081A	1	0.010	12/09/16	JEN
4,4'-DDD	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
4,4'-DDE	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
4,4'-DDT	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Dieldrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endosulfan I	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Endosulfan II	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endosulfan Sulfate	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin Aldehyde	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin ketone	<0.100		mg/Kg	EPA 8081A	1	0.100	12/09/16	JEN
Heptachlor	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Heptachlor Epoxide	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Methoxychlor	<0.010		mg/Kg	EPA 8081A	1	0.010	12/09/16	JEN
Toxaphene	<0.020		mg/Kg	EPA 8081A	1	0.020	12/09/16	JEN
[Surrogates]								
Tetrachloro-m-xylene	86		%REC	EPA 8081A/8082		50-150	12/09/16	JEN
Decachlorobiphenyl	84		%REC	EPA 8081A/8082		50-150	12/09/16	JEN
[Metals Title 22 no Hg]								
Metals Acid Digestion	Complete			EPA 3050B	1		12/09/16	TLB
Antimony	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Arsenic	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Barium	135		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Beryllium	<0.500		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Cadmium	<0.500		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Chromium	23.9		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Cobalt	6.10		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Copper	25.4		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB

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1612-00051

EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
Invoice No.	77917
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 011 SS-11					Date & Time Sampled:		12/06/16 @ 8:15	
Sample Matrix: Soil								
.....continued								
Lead	4.60		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Molybdenum	1.12		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Nickel	8.98		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Selenium	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Silver	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Thallium	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Vanadium	93.8		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Zinc	88.4		mg/Kg	EPA 6010B	1	5.00	12/09/16	TLB
[Mercury]								
Mercury Digestion	Complete			EPA 7471A	1		12/09/16	JEN
Mercury	<0.20		mg/Kg	EPA 7471A	1	0.20	12/09/16	JEN
Sample: 012 SS-12					Date & Time Sampled:		12/06/16 @ 8:23	
Sample Matrix: Soil								
[Pesticides]								
Ultrasonic Extraction	Complete			EPA 3550	1		12/08/16	VS
Aldrin	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
alpha-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
beta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
delta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
gamma-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Chlordane	<0.010		mg/Kg	EPA 8081A	1	0.010	12/09/16	JEN
4,4'-DDD	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
4,4'-DDE	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
4,4'-DDT	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Dieldrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endosulfan I	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Endosulfan II	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endosulfan Sulfate	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin Aldehyde	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN

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1612-00051

EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
Invoice No.	77917
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 012 SS-12					Date & Time Sampled:		12/06/16 @ 8:23	
Sample Matrix: Soil								
.....continued								
Endrin ketone	<0.100		mg/Kg	EPA 8081A	1	0.100	12/09/16	JEN
Heptachlor	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Heptachlor Epoxide	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Methoxychlor	<0.010		mg/Kg	EPA 8081A	1	0.010	12/09/16	JEN
Toxaphene	<0.020		mg/Kg	EPA 8081A	1	0.020	12/09/16	JEN
[Surrogates]								
Tetrachloro-m-xylene	82		%REC	EPA 8081A/8082		50-150	12/09/16	JEN
Decachlorobiphenyl	81		%REC	EPA 8081A/8082		50-150	12/09/16	JEN
Sample: 013 SS-13					Date & Time Sampled:		12/06/16 @ 8:28	
Sample Matrix: Soil								
[Pesticides]								
Ultrasonic Extraction	Complete			EPA 3550	1		12/08/16	VS
Aldrin	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
alpha-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
beta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
delta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
gamma-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Chlordane	<0.010		mg/Kg	EPA 8081A	1	0.010	12/09/16	JEN
4,4'-DDD	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
4,4'-DDE	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
4,4'-DDT	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Dieldrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endosulfan I	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Endosulfan II	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endosulfan Sulfate	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin Aldehyde	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin ketone	<0.100		mg/Kg	EPA 8081A	1	0.100	12/09/16	JEN
Heptachlor	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Heptachlor Epoxide	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN

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EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
Invoice No.	77917
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 013 SS-13					Date & Time Sampled:		12/06/16 @ 8:28	
Sample Matrix: Soil								
.....continued								
Methoxychlor	<0.010		mg/Kg	EPA 8081A	1	0.010	12/09/16	JEN
Toxaphene	<0.020		mg/Kg	EPA 8081A	1	0.020	12/09/16	JEN
[Surrogates]								
Tetrachloro-m-xylene	79		%REC	EPA 8081A/8082		50-150	12/09/16	JEN
Decachlorobiphenyl	80		%REC	EPA 8081A/8082		50-150	12/09/16	JEN
Sample: 014 SS-14					Date & Time Sampled:		12/06/16 @ 8:33	
Sample Matrix: Soil								
[Pesticides]								
Ultrasonic Extraction	Complete			EPA 3550	1		12/08/16	VS
Aldrin	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
alpha-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
beta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
delta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
gamma-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Chlordane	<0.010		mg/Kg	EPA 8081A	1	0.010	12/09/16	JEN
4,4'-DDD	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
4,4'-DDE	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
4,4'-DDT	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Dieldrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endosulfan I	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Endosulfan II	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endosulfan Sulfate	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin Aldehyde	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin ketone	<0.100		mg/Kg	EPA 8081A	1	0.100	12/09/16	JEN
Heptachlor	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Heptachlor Epoxide	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Methoxychlor	<0.010		mg/Kg	EPA 8081A	1	0.010	12/09/16	JEN
Toxaphene	<0.020		mg/Kg	EPA 8081A	1	0.020	12/09/16	JEN
[Surrogates]								

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CERTIFICATE OF ANALYSIS

1612-00051

EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
Invoice No.	77917
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 014 SS-14					Date & Time Sampled:		12/06/16 @ 8:33	
Sample Matrix: Soil								
.....continued								
Tetrachloro-m-xylene	82		%REC	EPA 8081A/8082		50-150	12/09/16	JEN
Decachlorobiphenyl	80		%REC	EPA 8081A/8082		50-150	12/09/16	JEN
Sample: 015 SS-15					Date & Time Sampled:		12/06/16 @ 8:38	
Sample Matrix: Soil								
[Pesticides]								
Ultrasonic Extraction	Complete			EPA 3550	1		12/08/16	VS
Aldrin	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
alpha-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
beta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
delta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
gamma-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Chlordane	<0.010		mg/Kg	EPA 8081A	1	0.010	12/09/16	JEN
4,4'-DDD	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
4,4'-DDE	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
4,4'-DDT	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Dieldrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endosulfan I	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Endosulfan II	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endosulfan Sulfate	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin Aldehyde	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin ketone	<0.100		mg/Kg	EPA 8081A	1	0.100	12/09/16	JEN
Heptachlor	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Heptachlor Epoxide	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Methoxychlor	<0.010		mg/Kg	EPA 8081A	1	0.010	12/09/16	JEN
Toxaphene	<0.020		mg/Kg	EPA 8081A	1	0.020	12/09/16	JEN
[Surrogates]								
Tetrachloro-m-xylene	78		%REC	EPA 8081A/8082		50-150	12/09/16	JEN
Decachlorobiphenyl	75		%REC	EPA 8081A/8082		50-150	12/09/16	JEN

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CERTIFICATE OF ANALYSIS

1612-00051

EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
Invoice No.	77917
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 016 SS-16					Date & Time Sampled:		12/06/16 @ 8:45	
Sample Matrix: Soil								
[Pesticides]								
Ultrasonic Extraction	Complete			EPA 3550	1		12/08/16	VS
Aldrin	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
alpha-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
beta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
delta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
gamma-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Chlordane	<0.010		mg/Kg	EPA 8081A	1	0.010	12/09/16	JEN
4,4'-DDD	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
4,4'-DDE	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
4,4'-DDT	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Dieldrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endosulfan I	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Endosulfan II	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endosulfan Sulfate	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin Aldehyde	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin ketone	<0.100		mg/Kg	EPA 8081A	1	0.100	12/09/16	JEN
Heptachlor	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Heptachlor Epoxide	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Methoxychlor	<0.010		mg/Kg	EPA 8081A	1	0.010	12/09/16	JEN
Toxaphene	<0.020		mg/Kg	EPA 8081A	1	0.020	12/09/16	JEN
[Surrogates]								
Tetrachloro-m-xylene	80		%REC	EPA 8081A/8082		50-150	12/09/16	JEN
Decachlorobiphenyl	76		%REC	EPA 8081A/8082		50-150	12/09/16	JEN
Sample: 017 SS-17					Date & Time Sampled:		12/06/16 @ 8:56	
Sample Matrix: Soil								
[Pesticides]								
Ultrasonic Extraction	Complete			EPA 3550	1		12/08/16	VS
Aldrin	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
alpha-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN

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SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
Invoice No.	77917
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 017 SS-17					Date & Time Sampled:		12/06/16 @ 8:56	
Sample Matrix: Soil								
.....continued								
beta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
delta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
gamma-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Chlordane	<0.010		mg/Kg	EPA 8081A	1	0.010	12/09/16	JEN
4,4'-DDD	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
4,4'-DDE	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
4,4'-DDT	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Dieldrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endosulfan I	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Endosulfan II	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endosulfan Sulfate	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin Aldehyde	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin ketone	<0.100		mg/Kg	EPA 8081A	1	0.100	12/09/16	JEN
Heptachlor	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Heptachlor Epoxide	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Methoxychlor	<0.010		mg/Kg	EPA 8081A	1	0.010	12/09/16	JEN
Toxaphene	<0.020		mg/Kg	EPA 8081A	1	0.020	12/09/16	JEN
[Surrogates]								
Tetrachloro-m-xylene	85		%REC	EPA 8081A/8082		50-150	12/09/16	JEN
Decachlorobiphenyl	82		%REC	EPA 8081A/8082		50-150	12/09/16	JEN
Sample: 018 SS-18					Date & Time Sampled:		12/06/16 @ 8:57	
Sample Matrix: Soil								
[Pesticides]								
Ultrasonic Extraction	Complete			EPA 3550	1		12/08/16	VS
Aldrin	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
alpha-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
beta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
delta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
gamma-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN

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SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
Invoice No.	77917
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 018 SS-18					Date & Time Sampled:		12/06/16 @ 8:57	
Sample Matrix: Soil								
.....continued								
Chlordane	<0.010		mg/Kg	EPA 8081A	1	0.010	12/09/16	JEN
4,4'-DDD	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
4,4'-DDE	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
4,4'-DDT	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Dieldrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endosulfan I	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Endosulfan II	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endosulfan Sulfate	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin Aldehyde	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin ketone	<0.100		mg/Kg	EPA 8081A	1	0.100	12/09/16	JEN
Heptachlor	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Heptachlor Epoxide	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Methoxychlor	<0.010		mg/Kg	EPA 8081A	1	0.010	12/09/16	JEN
Toxaphene	<0.020		mg/Kg	EPA 8081A	1	0.020	12/09/16	JEN
[Surrogates]								
Tetrachloro-m-xylene	82		%REC	EPA 8081A/8082		50-150	12/09/16	JEN
Decachlorobiphenyl	81		%REC	EPA 8081A/8082		50-150	12/09/16	JEN
Sample: 019 SS-19					Date & Time Sampled:		12/06/16 @ 9:00	
Sample Matrix: Soil								
[Pesticides]								
Ultrasonic Extraction	Complete			EPA 3550	1		12/08/16	VS
Aldrin	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
alpha-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
beta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
delta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
gamma-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Chlordane	<0.010		mg/Kg	EPA 8081A	1	0.010	12/09/16	JEN
4,4'-DDD	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
4,4'-DDE	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN

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EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
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Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 019 SS-19					Date & Time Sampled:		12/06/16 @ 9:00	
Sample Matrix: Soil								
.....continued								
4,4'-DDT	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Dieldrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endosulfan I	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Endosulfan II	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endosulfan Sulfate	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin Aldehyde	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin ketone	<0.100		mg/Kg	EPA 8081A	1	0.100	12/09/16	JEN
Heptachlor	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Heptachlor Epoxide	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Methoxychlor	<0.010		mg/Kg	EPA 8081A	1	0.010	12/09/16	JEN
Toxaphene	<0.020		mg/Kg	EPA 8081A	1	0.020	12/09/16	JEN
[Surrogates]								
Tetrachloro-m-xylene	82		%REC	EPA 8081A/8082		50-150	12/09/16	JEN
Decachlorobiphenyl	80		%REC	EPA 8081A/8082		50-150	12/09/16	JEN
Sample: 020 SS-20					Date & Time Sampled:		12/06/16 @ 9:04	
Sample Matrix: Soil								
[Pesticides]								
Ultrasonic Extraction	Complete			EPA 3550	1		12/08/16	VS
Aldrin	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
alpha-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
beta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
delta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
gamma-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Chlordane	<0.010		mg/Kg	EPA 8081A	1	0.010	12/09/16	JEN
4,4'-DDD	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
4,4'-DDE	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
4,4'-DDT	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Dieldrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endosulfan I	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN

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Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 020 SS-20					Date & Time Sampled:		12/06/16 @ 9:04	
Sample Matrix: Soil								
.....continued								
Endosulfan II	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endosulfan Sulfate	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin Aldehyde	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/09/16	JEN
Endrin ketone	<0.100		mg/Kg	EPA 8081A	1	0.100	12/09/16	JEN
Heptachlor	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Heptachlor Epoxide	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/09/16	JEN
Methoxychlor	<0.010		mg/Kg	EPA 8081A	1	0.010	12/09/16	JEN
Toxaphene	<0.020		mg/Kg	EPA 8081A	1	0.020	12/09/16	JEN
[Surrogates]								
Tetrachloro-m-xylene	79		%REC	EPA 8081A/8082		50-150	12/09/16	JEN
Decachlorobiphenyl	78		%REC	EPA 8081A/8082		50-150	12/09/16	JEN
Sample: 021 SS-21					Date & Time Sampled:		12/06/16 @ 9:10	
Sample Matrix: Soil								
[Pesticides]								
Ultrasonic Extraction	Complete			EPA 3550	1		12/09/16	VS
Aldrin	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
alpha-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
beta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
delta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
gamma-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Chlordane	<0.010		mg/Kg	EPA 8081A	1	0.010	12/10/16	JEN
4,4'-DDD	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
4,4'-DDE	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
4,4'-DDT	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Dieldrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endosulfan I	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Endosulfan II	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endosulfan Sulfate	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN

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CERTIFICATE OF ANALYSIS

1612-00051

EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
Invoice No.	77917
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 021 SS-21					Date & Time Sampled:		12/06/16 @ 9:10	
Sample Matrix: Soil								
.....continued								
Endrin Aldehyde	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin ketone	<0.100		mg/Kg	EPA 8081A	1	0.100	12/10/16	JEN
Heptachlor	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Heptachlor Epoxide	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Methoxychlor	<0.010		mg/Kg	EPA 8081A	1	0.010	12/10/16	JEN
Toxaphene	<0.020		mg/Kg	EPA 8081A	1	0.020	12/10/16	JEN
[Surrogates]								
Tetrachloro-m-xylene	82		%REC	EPA 8081A/8082		50-150	12/10/16	JEN
Decachlorobiphenyl	80		%REC	EPA 8081A/8082		50-150	12/10/16	JEN
Sample: 022 SS-22					Date & Time Sampled:		12/06/16 @ 9:17	
Sample Matrix: Soil								
[Pesticides]								
Ultrasonic Extraction	Complete			EPA 3550	1		12/09/16	VS
Aldrin	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
alpha-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
beta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
delta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
gamma-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Chlordane	<0.010		mg/Kg	EPA 8081A	1	0.010	12/10/16	JEN
4,4'-DDD	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
4,4'-DDE	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
4,4'-DDT	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Dieldrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endosulfan I	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Endosulfan II	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endosulfan Sulfate	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin Aldehyde	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin ketone	<0.100		mg/Kg	EPA 8081A	1	0.100	12/10/16	JEN
Heptachlor	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN

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CERTIFICATE OF ANALYSIS

1612-00051

EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
Invoice No.	77917
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 022 SS-22					Date & Time Sampled:		12/06/16 @ 9:17	
Sample Matrix: Soil								
.....continued								
Heptachlor Epoxide	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Methoxychlor	<0.010		mg/Kg	EPA 8081A	1	0.010	12/10/16	JEN
Toxaphene	<0.020		mg/Kg	EPA 8081A	1	0.020	12/10/16	JEN
[Surrogates]								
Tetrachloro-m-xylene	86		%REC	EPA 8081A/8082		50-150	12/10/16	JEN
Decachlorobiphenyl	82		%REC	EPA 8081A/8082		50-150	12/10/16	JEN
Sample: 023 SS-23					Date & Time Sampled:		12/06/16 @ 9:21	
Sample Matrix: Soil								
[Pesticides]								
Ultrasonic Extraction	Complete			EPA 3550	1		12/09/16	VS
Aldrin	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
alpha-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
beta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
delta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
gamma-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Chlordane	<0.010		mg/Kg	EPA 8081A	1	0.010	12/10/16	JEN
4,4'-DDD	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
4,4'-DDE	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
4,4'-DDT	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Dieldrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endosulfan I	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Endosulfan II	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endosulfan Sulfate	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin Aldehyde	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin ketone	<0.100		mg/Kg	EPA 8081A	1	0.100	12/10/16	JEN
Heptachlor	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Heptachlor Epoxide	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Methoxychlor	<0.010		mg/Kg	EPA 8081A	1	0.010	12/10/16	JEN
Toxaphene	<0.020		mg/Kg	EPA 8081A	1	0.020	12/10/16	JEN

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CERTIFICATE OF ANALYSIS

1612-00051

EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
Invoice No.	77917
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 023 SS-23					Date & Time Sampled:		12/06/16 @ 9:21	
Sample Matrix: Soil								
.....continued								
[Surrogates]								
Tetrachloro-m-xylene	85		%REC	EPA 8081A/8082		50-150	12/10/16	JEN
Decachlorobiphenyl	79		%REC	EPA 8081A/8082		50-150	12/10/16	JEN
Sample: 024 SS-24					Date & Time Sampled:		12/06/16 @ 8:39	
Sample Matrix: Soil								
[Pesticides]								
Ultrasonic Extraction	Complete			EPA 3550	1		12/09/16	VS
Aldrin	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
alpha-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
beta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
delta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
gamma-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Chlordane	<0.010		mg/Kg	EPA 8081A	1	0.010	12/10/16	JEN
4,4'-DDD	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
4,4'-DDE	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
4,4'-DDT	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Dieldrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endosulfan I	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Endosulfan II	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endosulfan Sulfate	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin Aldehyde	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin ketone	<0.100		mg/Kg	EPA 8081A	1	0.100	12/10/16	JEN
Heptachlor	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Heptachlor Epoxide	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Methoxychlor	<0.010		mg/Kg	EPA 8081A	1	0.010	12/10/16	JEN
Toxaphene	<0.020		mg/Kg	EPA 8081A	1	0.020	12/10/16	JEN
[Surrogates]								
Tetrachloro-m-xylene	82		%REC	EPA 8081A/8082		50-150	12/10/16	JEN
Decachlorobiphenyl	80		%REC	EPA 8081A/8082		50-150	12/10/16	JEN

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1612-00051

EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
Invoice No.	77917
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 025 SS-25					Date & Time Sampled:		12/06/16 @ 9:05	
Sample Matrix: Soil								
[Pesticides]								
Ultrasonic Extraction	Complete			EPA 3550	1		12/09/16	VS
Aldrin	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
alpha-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
beta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
delta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
gamma-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Chlordane	<0.010		mg/Kg	EPA 8081A	1	0.010	12/10/16	JEN
4,4'-DDD	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
4,4'-DDE	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
4,4'-DDT	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Dieldrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endosulfan I	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Endosulfan II	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endosulfan Sulfate	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin Aldehyde	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin ketone	<0.100		mg/Kg	EPA 8081A	1	0.100	12/10/16	JEN
Heptachlor	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Heptachlor Epoxide	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Methoxychlor	<0.010		mg/Kg	EPA 8081A	1	0.010	12/10/16	JEN
Toxaphene	<0.020		mg/Kg	EPA 8081A	1	0.020	12/10/16	JEN
[Surrogates]								
Tetrachloro-m-xylene	79		%REC	EPA 8081A/8082		50-150	12/10/16	JEN
Decachlorobiphenyl	82		%REC	EPA 8081A/8082		50-150	12/10/16	JEN
Sample: 026 SS-26					Date & Time Sampled:		12/06/16 @ 9:27	
Sample Matrix: Soil								
[TPH Gasoline C4-C12]								
Gasoline (C4-C12)	<0.20		mg/Kg	EPA 8015M	1	0.20	12/08/16	AR
[Extractable Hydrocarbons]								

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1612-00051

EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
Invoice No.	77917
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 026 SS-26					Date & Time Sampled:		12/06/16 @ 9:27	
Sample Matrix: Soil								
.....continued								
Extraction	Complete			EPA 3550B	1		12/08/16	VS
Diesel	<10		mg/Kg	EPA 8015B	1	10	12/09/16	VS
Motor Oil	<20		mg/Kg	EPA 8015B	1	20	12/09/16	VS
[Surrogate]								
o-Terphenyl (OTP)	81		%REC	EPA 8015B		50-150	12/09/16	VS
[Pesticides]								
Ultrasonic Extraction	Complete			EPA 3550	1		12/09/16	VS
Aldrin	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
alpha-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
beta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
delta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
gamma-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Chlordane	<0.010		mg/Kg	EPA 8081A	1	0.010	12/10/16	JEN
4,4'-DDD	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
4,4'-DDE	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
4,4'-DDT	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Dieldrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endosulfan I	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Endosulfan II	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endosulfan Sulfate	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin Aldehyde	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin ketone	<0.100		mg/Kg	EPA 8081A	1	0.100	12/10/16	JEN
Heptachlor	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Heptachlor Epoxide	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Methoxychlor	<0.010		mg/Kg	EPA 8081A	1	0.010	12/10/16	JEN
Toxaphene	<0.020		mg/Kg	EPA 8081A	1	0.020	12/10/16	JEN
[Surrogates]								
Tetrachloro-m-xylene	82		%REC	EPA 8081A/8082		50-150	12/10/16	JEN
Decachlorobiphenyl	85		%REC	EPA 8081A/8082		50-150	12/10/16	JEN

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CERTIFICATE OF ANALYSIS

1612-00051

EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
Invoice No.	77917
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 027 SS-27					Date & Time Sampled:		12/06/16 @ 9:29	
Sample Matrix: Soil								
[TPH Gasoline C4-C12]								
Gasoline (C4-C12)	<0.20		mg/Kg	EPA 8015M	1	0.20	12/08/16	AR
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1		12/08/16	VS
Diesel	<10		mg/Kg	EPA 8015B	1	10	12/09/16	VS
Motor Oil	<20		mg/Kg	EPA 8015B	1	20	12/09/16	VS
[Surrogate]								
o-Terphenyl (OTP)	83		%REC	EPA 8015B		50-150	12/09/16	VS
[Pesticides]								
Ultrasonic Extraction	Complete			EPA 3550	1		12/09/16	VS
Aldrin	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
alpha-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
beta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
delta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
gamma-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Chlordane	<0.010		mg/Kg	EPA 8081A	1	0.010	12/10/16	JEN
4,4'-DDD	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
4,4'-DDE	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
4,4'-DDT	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Dieldrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endosulfan I	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Endosulfan II	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endosulfan Sulfate	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin Aldehyde	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin ketone	<0.100		mg/Kg	EPA 8081A	1	0.100	12/10/16	JEN
Heptachlor	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Heptachlor Epoxide	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Methoxychlor	<0.010		mg/Kg	EPA 8081A	1	0.010	12/10/16	JEN
Toxaphene	<0.020		mg/Kg	EPA 8081A	1	0.020	12/10/16	JEN

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CERTIFICATE OF ANALYSIS

1612-00051

EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
Invoice No.	77917
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 027 SS-27					Date & Time Sampled:		12/06/16 @ 9:29	
Sample Matrix: Soil								
.....continued								
[Surrogates]								
Tetrachloro-m-xylene	81		%REC	EPA 8081A/8082		50-150	12/10/16	JEN
Decachlorobiphenyl	83		%REC	EPA 8081A/8082		50-150	12/10/16	JEN
Sample: 028 SS-28					Date & Time Sampled:		12/06/16 @ 9:40	
Sample Matrix: Soil								
[TPH Gasoline C4-C12]								
Gasoline (C4-C12)	<0.20		mg/Kg	EPA 8015M	1	0.20	12/08/16	AR
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1		12/08/16	VS
Diesel	<10		mg/Kg	EPA 8015B	1	10	12/09/16	VS
Motor Oil	<20		mg/Kg	EPA 8015B	1	20	12/09/16	VS
[Surrogate]								
o-Terphenyl (OTP)	82		%REC	EPA 8015B		50-150	12/09/16	VS
[Metals]								
Metals Acid Digestion	Complete			EPA 3050B	1		12/09/16	TLB
Lead	1.17		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
[Pesticides]								
Ultrasonic Extraction	Complete			EPA 3550	1		12/09/16	VS
Aldrin	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
alpha-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
beta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
delta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
gamma-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Chlordane	<0.010		mg/Kg	EPA 8081A	1	0.010	12/10/16	JEN
4,4'-DDD	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
4,4'-DDE	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
4,4'-DDT	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Dieldrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endosulfan I	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Endosulfan II	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN

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1612-00051

EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
Invoice No.	77917
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 028 SS-28					Date & Time Sampled:		12/06/16 @ 9:40	
Sample Matrix: Soil								
.....continued								
Endosulfan Sulfate	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin Aldehyde	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin ketone	<0.100		mg/Kg	EPA 8081A	1	0.100	12/10/16	JEN
Heptachlor	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Heptachlor Epoxide	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Methoxychlor	<0.010		mg/Kg	EPA 8081A	1	0.010	12/10/16	JEN
Toxaphene	<0.020		mg/Kg	EPA 8081A	1	0.020	12/10/16	JEN
[Surrogates]								
Tetrachloro-m-xylene	79		%REC	EPA 8081A/8082		50-150	12/10/16	JEN
Decachlorobiphenyl	82		%REC	EPA 8081A/8082		50-150	12/10/16	JEN
Sample: 029 SS-29					Date & Time Sampled:		12/06/16 @ 9:46	
Sample Matrix: Soil								
[TPH Gasoline C4-C12]								
Gasoline (C4-C12)	<0.20		mg/Kg	EPA 8015M	1	0.20	12/08/16	AR
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1		12/08/16	VS
Diesel	<10		mg/Kg	EPA 8015B	1	10	12/09/16	VS
Motor Oil	<20		mg/Kg	EPA 8015B	1	20	12/09/16	VS
[Surrogate]								
o-Terphenyl (OTP)	78		%REC	EPA 8015B		50-150	12/09/16	VS
[Metals]								
Metals Acid Digestion	Complete			EPA 3050B	1		12/11/16	TLB
Lead	2.56		mg/Kg	EPA 6010B	1	0.500	12/11/16	TLB
[Pesticides]								
Ultrasonic Extraction	Complete			EPA 3550	1		12/09/16	VS
Aldrin	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
alpha-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
beta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
delta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN

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1612-00051

EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
Invoice No.	77917
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 029 SS-29					Date & Time Sampled:		12/06/16 @ 9:46	
Sample Matrix: Soil								
.....continued								
gamma-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Chlordane	<0.010		mg/Kg	EPA 8081A	1	0.010	12/10/16	JEN
4,4'-DDD	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
4,4'-DDE	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
4,4'-DDT	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Dieldrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endosulfan I	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Endosulfan II	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endosulfan Sulfate	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin Aldehyde	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin ketone	<0.100		mg/Kg	EPA 8081A	1	0.100	12/10/16	JEN
Heptachlor	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Heptachlor Epoxide	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Methoxychlor	<0.010		mg/Kg	EPA 8081A	1	0.010	12/10/16	JEN
Toxaphene	<0.020		mg/Kg	EPA 8081A	1	0.020	12/10/16	JEN
[Surrogates]								
Tetrachloro-m-xylene	82		%REC	EPA 8081A/8082		50-150	12/10/16	JEN
Decachlorobiphenyl	80		%REC	EPA 8081A/8082		50-150	12/10/16	JEN
Sample: 030 SS-30					Date & Time Sampled:		12/06/16 @ 9:52	
Sample Matrix: Soil								
[TPH Gasoline C4-C12]								
Gasoline (C4-C12)	<0.20		mg/Kg	EPA 8015M	1	0.20	12/08/16	AR
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1		12/08/16	VS
Diesel	<10		mg/Kg	EPA 8015B	1	10	12/09/16	VS
Motor Oil	<20		mg/Kg	EPA 8015B	1	20	12/09/16	VS
[Surrogate]								
o-Terphenyl (OTP)	79		%REC	EPA 8015B		50-150	12/09/16	VS
[Metals]								

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EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
Invoice No.	77917
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 030 SS-30					Date & Time Sampled:		12/06/16 @ 9:52	
Sample Matrix: Soil								
.....continued								
Metals Acid Digestion	Complete			EPA 3050B	1		12/11/16	TLB
Lead	7.78		mg/Kg	EPA 6010B	1	0.500	12/11/16	TLB
[Pesticides]								
Ultrasonic Extraction	Complete			EPA 3550	1		12/09/16	VS
Aldrin	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
alpha-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
beta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
delta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
gamma-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Chlordane	<0.010		mg/Kg	EPA 8081A	1	0.010	12/10/16	JEN
4,4'-DDD	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
4,4'-DDE	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
4,4'-DDT	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Dieldrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endosulfan I	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Endosulfan II	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endosulfan Sulfate	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin Aldehyde	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin ketone	<0.100		mg/Kg	EPA 8081A	1	0.100	12/10/16	JEN
Heptachlor	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Heptachlor Epoxide	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Methoxychlor	<0.010		mg/Kg	EPA 8081A	1	0.010	12/10/16	JEN
Toxaphene	<0.020		mg/Kg	EPA 8081A	1	0.020	12/10/16	JEN
[Surrogates]								
Tetrachloro-m-xylene	78		%REC	EPA 8081A/8082		50-150	12/10/16	JEN
Decachlorobiphenyl	75		%REC	EPA 8081A/8082		50-150	12/10/16	JEN
Sample: 031 SS-31					Date & Time Sampled:		12/06/16 @ 9:56	
Sample Matrix: Soil								
[TPH Gasoline C4-C12]								

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1612-00051

EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
Invoice No.	77917
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Sample: 031 SS-31 — Date & Time Sampled: 12/06/16 @ 9:56
Sample Matrix: Soil
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Gasoline (C4-C12)	<0.20		mg/Kg	EPA 8015M	1	0.20	12/08/16	AR
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1		12/08/16	VS
Diesel	<10		mg/Kg	EPA 8015B	1	10	12/09/16	VS
Motor Oil	<20		mg/Kg	EPA 8015B	1	20	12/09/16	VS
[Surrogate]								
o-Terphenyl (OTP)	88		%REC	EPA 8015B		50-150	12/09/16	VS
[Metals]								
Metals Acid Digestion	Complete			EPA 3050B	1		12/11/16	TLB
Lead	8.26		mg/Kg	EPA 6010B	1	0.500	12/11/16	TLB
[Pesticides]								
Ultrasonic Extraction	Complete			EPA 3550	1		12/09/16	VS
Aldrin	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
alpha-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
beta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
delta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
gamma-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Chlordane	<0.010		mg/Kg	EPA 8081A	1	0.010	12/10/16	JEN
4,4'-DDD	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
4,4'-DDE	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
4,4'-DDT	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Dieldrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endosulfan I	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Endosulfan II	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endosulfan Sulfate	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin Aldehyde	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin ketone	<0.100		mg/Kg	EPA 8081A	1	0.100	12/10/16	JEN
Heptachlor	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Heptachlor Epoxide	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN

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EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
Invoice No.	77917
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 031 SS-31					Date & Time Sampled:		12/06/16 @ 9:56	
Sample Matrix: Soil								
.....continued								
Methoxychlor	<0.010		mg/Kg	EPA 8081A	1	0.010	12/10/16	JEN
Toxaphene	<0.020		mg/Kg	EPA 8081A	1	0.020	12/10/16	JEN
[Surrogates]								
Tetrachloro-m-xylene	80		%REC	EPA 8081A/8082		50-150	12/10/16	JEN
Decachlorobiphenyl	79		%REC	EPA 8081A/8082		50-150	12/10/16	JEN
Sample: 032 SS-32					Date & Time Sampled:		12/06/16 @ 10:01	
Sample Matrix: Soil								
[TPH Gasoline C4-C12]								
Gasoline (C4-C12)	<0.20		mg/Kg	EPA 8015M	1	0.20	12/08/16	AR
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1		12/08/16	VS
Diesel	<10		mg/Kg	EPA 8015B	1	10	12/09/16	VS
Motor Oil	<20		mg/Kg	EPA 8015B	1	20	12/09/16	VS
[Surrogate]								
o-Terphenyl (OTP)	89		%REC	EPA 8015B		50-150	12/09/16	VS
[Metals]								
Metals Acid Digestion	Complete			EPA 3050B	1		12/11/16	TLB
Lead	16.9		mg/Kg	EPA 6010B	1	0.500	12/11/16	TLB
[Pesticides]								
Ultrasonic Extraction	Complete			EPA 3550	1		12/09/16	VS
Aldrin	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
alpha-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
beta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
delta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
gamma-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Chlordane	<0.010		mg/Kg	EPA 8081A	1	0.010	12/10/16	JEN
4,4'-DDD	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
4,4'-DDE	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
4,4'-DDT	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Dieldrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN

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CERTIFICATE OF ANALYSIS

1612-00051

EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
Invoice No.	77917
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 032 SS-32					Date & Time Sampled:		12/06/16 @ 10:01	
Sample Matrix: Soil								
.....continued								
Endosulfan I	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Endosulfan II	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endosulfan Sulfate	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin Aldehyde	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin ketone	<0.100		mg/Kg	EPA 8081A	1	0.100	12/10/16	JEN
Heptachlor	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Heptachlor Epoxide	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Methoxychlor	<0.010		mg/Kg	EPA 8081A	1	0.010	12/10/16	JEN
Toxaphene	<0.020		mg/Kg	EPA 8081A	1	0.020	12/10/16	JEN
[Surrogates]								
Tetrachloro-m-xylene	82		%REC	EPA 8081A/8082		50-150	12/10/16	JEN
Decachlorobiphenyl	75		%REC	EPA 8081A/8082		50-150	12/10/16	JEN
Sample: 033 SS-33					Date & Time Sampled:		12/06/16 @ 10:04	
Sample Matrix: Soil								
[TPH Gasoline C4-C12]								
Gasoline (C4-C12)	<0.20		mg/Kg	EPA 8015M	1	0.20	12/08/16	AR
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1		12/08/16	VS
Diesel	<10		mg/Kg	EPA 8015B	1	10	12/09/16	VS
Motor Oil	<20		mg/Kg	EPA 8015B	1	20	12/09/16	VS
[Surrogate]								
o-Terphenyl (OTP)	82		%REC	EPA 8015B		50-150	12/09/16	VS
[Metals]								
Metals Acid Digestion	Complete			EPA 3050B	1		12/11/16	TLB
Lead	3.95		mg/Kg	EPA 6010B	1	0.500	12/11/16	TLB
[Pesticides]								
Ultrasonic Extraction	Complete			EPA 3550	1		12/09/16	VS
Aldrin	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
alpha-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN

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1612-00051

EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
Invoice No.	77917
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 033 SS-33					Date & Time Sampled:		12/06/16 @ 10:04	
Sample Matrix: Soil								
.....continued								
beta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
delta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
gamma-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Chlordane	<0.010		mg/Kg	EPA 8081A	1	0.010	12/10/16	JEN
4,4'-DDD	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
4,4'-DDE	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
4,4'-DDT	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Dieldrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endosulfan I	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Endosulfan II	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endosulfan Sulfate	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin Aldehyde	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin ketone	<0.100		mg/Kg	EPA 8081A	1	0.100	12/10/16	JEN
Heptachlor	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Heptachlor Epoxide	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Methoxychlor	<0.010		mg/Kg	EPA 8081A	1	0.010	12/10/16	JEN
Toxaphene	<0.020		mg/Kg	EPA 8081A	1	0.020	12/10/16	JEN
[Surrogates]								
Tetrachloro-m-xylene	82		%REC	EPA 8081A/8082		50-150	12/10/16	JEN
Decachlorobiphenyl	88		%REC	EPA 8081A/8082		50-150	12/10/16	JEN
Sample: 034 SS-34					Date & Time Sampled:		12/06/16 @ 10:10	
Sample Matrix: Soil								
[TPH Gasoline C4-C12]								
Gasoline (C4-C12)	<0.20		mg/Kg	EPA 8015M	1	0.20	12/08/16	AR
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1		12/08/16	VS
Diesel	<10		mg/Kg	EPA 8015B	1	10	12/09/16	VS
Motor Oil	<20		mg/Kg	EPA 8015B	1	20	12/09/16	VS
[Surrogate]								

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1612-00051

EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
Invoice No.	77917
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Sample: 034 SS-34 Date & Time Sampled: 12/06/16 @ 10:10
Sample Matrix: Soil

.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
o-Terphenyl (OTP)	81		%REC	EPA 8015B		50-150	12/09/16	VS
[Metals]								
Metals Acid Digestion	Complete			EPA 3050B	1		12/11/16	TLB
Lead	13.9		mg/Kg	EPA 6010B	1	0.500	12/11/16	TLB
[Pesticides]								
Ultrasonic Extraction	Complete			EPA 3550	1		12/09/16	VS
Aldrin	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
alpha-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
beta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
delta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
gamma-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Chlordane	<0.010		mg/Kg	EPA 8081A	1	0.010	12/10/16	JEN
4,4'-DDD	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
4,4'-DDE	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
4,4'-DDT	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Dieldrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endosulfan I	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Endosulfan II	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endosulfan Sulfate	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin Aldehyde	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin ketone	<0.100		mg/Kg	EPA 8081A	1	0.100	12/10/16	JEN
Heptachlor	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Heptachlor Epoxide	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Methoxychlor	<0.010		mg/Kg	EPA 8081A	1	0.010	12/10/16	JEN
Toxaphene	<0.020		mg/Kg	EPA 8081A	1	0.020	12/10/16	JEN
[Surrogates]								
Tetrachloro-m-xylene	79		%REC	EPA 8081A/8082		50-150	12/10/16	JEN
Decachlorobiphenyl	81		%REC	EPA 8081A/8082		50-150	12/10/16	JEN

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1612-00051

EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
Invoice No.	77917
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 035 SS-35					Date & Time Sampled:		12/06/16 @ 10:20	
Sample Matrix: Soil								
[TPH Gasoline C4-C12]								
Gasoline (C4-C12)	<0.20		mg/Kg	EPA 8015M	1	0.20	12/08/16	AR
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1		12/08/16	VS
Diesel	<10		mg/Kg	EPA 8015B	1	10	12/10/16	VS
Motor Oil	<20		mg/Kg	EPA 8015B	1	20	12/10/16	VS
[Surrogate]								
o-Terphenyl (OTP)	80		%REC	EPA 8015B		50-150	12/10/16	VS
[Metals]								
Metals Acid Digestion	Complete			EPA 3050B	1		12/11/16	TLB
Lead	9.22		mg/Kg	EPA 6010B	1	0.500	12/11/16	TLB
[Pesticides]								
Ultrasonic Extraction	Complete			EPA 3550	1		12/09/16	VS
Aldrin	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
alpha-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
beta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
delta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
gamma-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Chlordane	<0.010		mg/Kg	EPA 8081A	1	0.010	12/10/16	JEN
4,4'-DDD	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
4,4'-DDE	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
4,4'-DDT	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Dieldrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endosulfan I	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Endosulfan II	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endosulfan Sulfate	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin Aldehyde	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin ketone	<0.100		mg/Kg	EPA 8081A	1	0.100	12/10/16	JEN
Heptachlor	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Heptachlor Epoxide	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN

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EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
Invoice No.	77917
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 035 SS-35					Date & Time Sampled:		12/06/16 @ 10:20	
Sample Matrix: Soil								
.....continued								
Methoxychlor	<0.010		mg/Kg	EPA 8081A	1	0.010	12/10/16	JEN
Toxaphene	<0.020		mg/Kg	EPA 8081A	1	0.020	12/10/16	JEN
[Surrogates]								
Tetrachloro-m-xylene	82		%REC	EPA 8081A/8082		50-150	12/10/16	JEN
Decachlorobiphenyl	81		%REC	EPA 8081A/8082		50-150	12/10/16	JEN
Sample: 036 SS-36					Date & Time Sampled:		12/06/16 @ 9:48	
Sample Matrix: Soil								
[Metals]								
Metals Acid Digestion	Complete			EPA 3050B	1		12/09/16	TLB
Lead	2.71		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Sample: 037 SS-37					Date & Time Sampled:		12/06/16 @ 10:12	
Sample Matrix: Soil								
[Metals]								
Metals Acid Digestion	Complete			EPA 3050B	1		12/09/16	TLB
Lead	13.6		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Sample: 038 SS-38					Date & Time Sampled:		12/06/16 @ 10:39	
Sample Matrix: Soil								
[Metals]								
Metals Acid Digestion	Complete			EPA 3050B	1		12/09/16	TLB
Lead	15.1		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Sample: 039 SS-39					Date & Time Sampled:		12/06/16 @ 10:49	
Sample Matrix: Soil								
[Metals]								
Metals Acid Digestion	Complete			EPA 3050B	1		12/09/16	TLB
Lead	12.4		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Sample: 040 SS-40					Date & Time Sampled:		12/06/16 @ 10:58	
Sample Matrix: Soil								

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EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
Invoice No.	77917
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 040 SS-40					Date & Time Sampled:		12/06/16 @ 10:58	
Sample Matrix: Soil								
[Metals]								
Metals Acid Digestion	Complete			EPA 3050B	1		12/09/16	TLB
Lead	157		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Sample: 041 SS-41					Date & Time Sampled:		12/06/16 @ 11:16	
Sample Matrix: Soil								
[Metals]								
Metals Acid Digestion	Complete			EPA 3050B	1		12/09/16	TLB
Lead	35.0		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Sample: 042 SS-42					Date & Time Sampled:		12/06/16 @ 11:26	
Sample Matrix: Soil								
[Metals]								
Metals Acid Digestion	Complete			EPA 3050B	1		12/09/16	TLB
Lead	10.8		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Sample: 043 SS-43					Date & Time Sampled:		12/06/16 @ 11:37	
Sample Matrix: Soil								
[Metals]								
Metals Acid Digestion	Complete			EPA 3050B	1		12/09/16	TLB
Lead	10.7		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Sample: 044 SS-44					Date & Time Sampled:		12/06/16 @ 11:46	
Sample Matrix: Soil								
[Metals]								
Metals Acid Digestion	Complete			EPA 3050B	1		12/09/16	TLB
Lead	8.19		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Sample: 045 SS-45					Date & Time Sampled:		12/06/16 @ 12:40	
Sample Matrix: Soil								
[Metals]								
Metals Acid Digestion	Complete			EPA 3050B	1		12/09/16	TLB
Lead	8.78		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB

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CERTIFICATE OF ANALYSIS

1612-00051

EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
Invoice No.	77917
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 046 SS-50					Date & Time Sampled:		12/06/16 @ 13:24	
Sample Matrix: Soil								
[Metals Title 22 no Hg]								
Metals Acid Digestion	Complete			EPA 3050B	1		12/09/16	TLB
Antimony	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Arsenic	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Barium	153		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Beryllium	<0.500		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Cadmium	0.542		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Chromium	21.3		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Cobalt	5.36		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Copper	11.7		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Lead	17.0		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Molybdenum	0.543		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Nickel	7.98		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Selenium	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Silver	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Thallium	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Vanadium	93.0		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Zinc	139		mg/Kg	EPA 6010B	1	5.00	12/09/16	TLB
[Mercury]								
Mercury Digestion	Complete			EPA 7471A	1		12/12/16	JEN
Mercury	<0.20		mg/Kg	EPA 7471A	1	0.20	12/12/16	JEN
Sample: 047 SS-53					Date & Time Sampled:		12/06/16 @ 13:38	
Sample Matrix: Soil								
[Metals Title 22 no Hg]								
Metals Acid Digestion	Complete			EPA 3050B	1		12/09/16	TLB
Antimony	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Arsenic	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Barium	124		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Beryllium	<0.500		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Cadmium	<0.500		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB

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CERTIFICATE OF ANALYSIS

1612-00051

EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
Invoice No.	77917
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 047 SS-53					Date & Time Sampled:		12/06/16 @ 13:38	
Sample Matrix: Soil								
.....continued								
Chromium	22.2		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Cobalt	5.25		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Copper	23.5		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Lead	11.6		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Molybdenum	<0.500		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Nickel	8.97		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Selenium	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Silver	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Thallium	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Vanadium	75.7		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Zinc	91.3		mg/Kg	EPA 6010B	1	5.00	12/09/16	TLB
[Mercury]								
Mercury Digestion	Complete			EPA 7471A	1		12/12/16	JEN
Mercury	<0.20		mg/Kg	EPA 7471A	1	0.20	12/12/16	JEN
Sample: 048 SS-55					Date & Time Sampled:		12/06/16 @ 13:47	
Sample Matrix: Soil								
[Metals Title 22 no Hg]								
Metals Acid Digestion	Complete			EPA 3050B	1		12/09/16	TLB
Antimony	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Arsenic	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Barium	138		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Beryllium	<0.500		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Cadmium	<0.500		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Chromium	22.8		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Cobalt	5.36		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Copper	30.1		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Lead	7.67		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Molybdenum	0.986		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Nickel	8.62		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Selenium	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB

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1612-00051

EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
Invoice No.	77917
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 048 SS-55					Date & Time Sampled:		12/06/16 @ 13:47	
Sample Matrix: Soil								
.....continued								
Silver	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Thallium	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Vanadium	85.7		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Zinc	102		mg/Kg	EPA 6010B	1	5.00	12/09/16	TLB
[Mercury]								
Mercury Digestion	Complete			EPA 7471A	1		12/12/16	JEN
Mercury	<0.20		mg/Kg	EPA 7471A	1	0.20	12/12/16	JEN
Sample: 049 SS-60					Date & Time Sampled:		12/06/16 @ 14:09	
Sample Matrix: Soil								
[Metals Title 22 no Hg]								
Metals Acid Digestion	Complete			EPA 3050B	1		12/09/16	TLB
Antimony	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Arsenic	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Barium	138		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Beryllium	<0.500		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Cadmium	<0.500		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Chromium	20.3		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Cobalt	5.17		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Copper	30.1		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Lead	5.60		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Molybdenum	0.604		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Nickel	7.54		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Selenium	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Silver	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Thallium	<1.00		mg/Kg	EPA 6010B	1	1.00	12/09/16	TLB
Vanadium	88.9		mg/Kg	EPA 6010B	1	0.500	12/09/16	TLB
Zinc	75.7		mg/Kg	EPA 6010B	1	5.00	12/09/16	TLB
[Mercury]								
Mercury Digestion	Complete			EPA 7471A	1		12/12/16	JEN
Mercury	<0.20		mg/Kg	EPA 7471A	1	0.20	12/12/16	JEN

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1612-00051

EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
Invoice No.	77917
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 050 COMPOSITE A					Date & Time Sampled:		12/06/16 @ 10:39	
Sample Matrix: Soil								
[Pesticides]								
Ultrasonic Extraction	Complete			EPA 3550	1		12/09/16	VS
Aldrin	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
alpha-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
beta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
delta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
gamma-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Chlordane	0.021		mg/Kg	EPA 8081A	1	0.010	12/10/16	JEN
4,4'-DDD	0.0044		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
4,4'-DDE	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
4,4'-DDT	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Dieldrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endosulfan I	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Endosulfan II	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endosulfan Sulfate	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin Aldehyde	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin ketone	<0.100		mg/Kg	EPA 8081A	1	0.100	12/10/16	JEN
Heptachlor	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Heptachlor Epoxide	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Methoxychlor	<0.010		mg/Kg	EPA 8081A	1	0.010	12/10/16	JEN
Toxaphene	<0.020		mg/Kg	EPA 8081A	1	0.020	12/10/16	JEN
[Surrogates]								
Tetrachloro-m-xylene	80		%REC	EPA 8081A/8082		50-150	12/10/16	JEN
Decachlorobiphenyl	76		%REC	EPA 8081A/8082		50-150	12/10/16	JEN
Sample: 051 COMPOSITE C					Date & Time Sampled:		12/06/16 @ 10:44	
Sample Matrix: Soil								
[Pesticides]								
Ultrasonic Extraction	Complete			EPA 3550	1		12/09/16	VS
Aldrin	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN

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EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
Invoice No.	77917
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 051 COMPOSITE C					Date & Time Sampled:		12/06/16 @ 10:44	
Sample Matrix: Soil								
.....continued								
alpha-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
beta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
delta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
gamma-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Chlordane	0.010		mg/Kg	EPA 8081A	1	0.010	12/10/16	JEN
4,4'-DDD	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
4,4'-DDE	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
4,4'-DDT	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Dieldrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endosulfan I	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Endosulfan II	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endosulfan Sulfate	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin Aldehyde	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin ketone	<0.100		mg/Kg	EPA 8081A	1	0.100	12/10/16	JEN
Heptachlor	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Heptachlor Epoxide	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Methoxychlor	<0.010		mg/Kg	EPA 8081A	1	0.010	12/10/16	JEN
Toxaphene	<0.020		mg/Kg	EPA 8081A	1	0.020	12/10/16	JEN
[Surrogates]								
Tetrachloro-m-xylene	78		%REC	EPA 8081A/8082		50-150	12/10/16	JEN
Decachlorobiphenyl	76		%REC	EPA 8081A/8082		50-150	12/10/16	JEN
Sample: 052 COMPOSITE B					Date & Time Sampled:		12/06/16 @ 11:26	
Sample Matrix: Soil								
[Pesticides]								
Ultrasonic Extraction	Complete			EPA 3550	1		12/09/16	VS
Aldrin	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
alpha-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
beta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
delta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN

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Invoice No.	77917
Cust #	1035
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Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 052 COMPOSITE B					Date & Time Sampled:		12/06/16 @ 11:26	
Sample Matrix: Soil								
.....continued								
gamma-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Chlordane	<0.010		mg/Kg	EPA 8081A	1	0.010	12/10/16	JEN
4,4'-DDD	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
4,4'-DDE	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
4,4'-DDT	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Dieldrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endosulfan I	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Endosulfan II	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endosulfan Sulfate	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin Aldehyde	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin ketone	<0.100		mg/Kg	EPA 8081A	1	0.100	12/10/16	JEN
Heptachlor	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Heptachlor Epoxide	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Methoxychlor	<0.010		mg/Kg	EPA 8081A	1	0.010	12/10/16	JEN
Toxaphene	<0.020		mg/Kg	EPA 8081A	1	0.020	12/10/16	JEN
[Surrogates]								
Tetrachloro-m-xylene	81		%REC	EPA 8081A/8082		50-150	12/10/16	JEN
Decachlorobiphenyl	75		%REC	EPA 8081A/8082		50-150	12/10/16	JEN
Sample: 053 COMPOSITE D					Date & Time Sampled:		12/06/16 @ 11:30	
Sample Matrix: Soil								
[Pesticides]								
Ultrasonic Extraction	Complete			EPA 3550	1		12/09/16	VS
Aldrin	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
alpha-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
beta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
delta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
gamma-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Chlordane	<0.010		mg/Kg	EPA 8081A	1	0.010	12/10/16	JEN
4,4'-DDD	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN

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CERTIFICATE OF ANALYSIS

1612-00051

EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
Invoice No.	77917
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 053 COMPOSITE D					Date & Time Sampled:		12/06/16 @ 11:30	
Sample Matrix: Soil								
.....continued								
4,4'-DDE	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
4,4'-DDT	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Dieldrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endosulfan I	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Endosulfan II	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endosulfan Sulfate	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin Aldehyde	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin ketone	<0.100		mg/Kg	EPA 8081A	1	0.100	12/10/16	JEN
Heptachlor	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Heptachlor Epoxide	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Methoxychlor	<0.010		mg/Kg	EPA 8081A	1	0.010	12/10/16	JEN
Toxaphene	<0.020		mg/Kg	EPA 8081A	1	0.020	12/10/16	JEN
[Surrogates]								
Tetrachloro-m-xylene	82		%REC	EPA 8081A/8082		50-150	12/10/16	JEN
Decachlorobiphenyl	85		%REC	EPA 8081A/8082		50-150	12/10/16	JEN
Sample: 054 COMPOSITE E					Date & Time Sampled:		12/06/16 @ 13:13	
Sample Matrix: Soil								
[Pesticides]								
Ultrasonic Extraction	Complete			EPA 3550	1		12/09/16	VS
Aldrin	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
alpha-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
beta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
delta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
gamma-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Chlordane	<0.010		mg/Kg	EPA 8081A	1	0.010	12/10/16	JEN
4,4'-DDD	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
4,4'-DDE	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
4,4'-DDT	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Dieldrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN

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CERTIFICATE OF ANALYSIS

1612-00051

EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
Invoice No.	77917
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 054 COMPOSITE E					Date & Time Sampled:		12/06/16 @ 13:13	
Sample Matrix: Soil								
.....continued								
Endosulfan I	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Endosulfan II	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endosulfan Sulfate	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin Aldehyde	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin ketone	<0.100		mg/Kg	EPA 8081A	1	0.100	12/10/16	JEN
Heptachlor	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Heptachlor Epoxide	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Methoxychlor	<0.010		mg/Kg	EPA 8081A	1	0.010	12/10/16	JEN
Toxaphene	<0.020		mg/Kg	EPA 8081A	1	0.020	12/10/16	JEN
[Surrogates]								
Tetrachloro-m-xylene	82		%REC	EPA 8081A/8082		50-150	12/10/16	JEN
Decachlorobiphenyl	80		%REC	EPA 8081A/8082		50-150	12/10/16	JEN
Sample: 055 COMPOSITE F					Date & Time Sampled:		12/06/16 @ 13:34	
Sample Matrix: Soil								
[Pesticides]								
Ultrasonic Extraction	Complete			EPA 3550	1		12/09/16	VS
Aldrin	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
alpha-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
beta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
delta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
gamma-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Chlordane	<0.010		mg/Kg	EPA 8081A	1	0.010	12/10/16	JEN
4,4'-DDD	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
4,4'-DDE	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
4,4'-DDT	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Dieldrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endosulfan I	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Endosulfan II	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endosulfan Sulfate	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN

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1612-00051

EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
Invoice No.	77917
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 055 COMPOSITE F					Date & Time Sampled:		12/06/16 @ 13:34	
Sample Matrix: Soil								
.....continued								
Endrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin Aldehyde	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/10/16	JEN
Endrin ketone	<0.100		mg/Kg	EPA 8081A	1	0.100	12/10/16	JEN
Heptachlor	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Heptachlor Epoxide	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/10/16	JEN
Methoxychlor	<0.010		mg/Kg	EPA 8081A	1	0.010	12/10/16	JEN
Toxaphene	<0.020		mg/Kg	EPA 8081A	1	0.020	12/10/16	JEN
[Surrogates]								
Tetrachloro-m-xylene	79		%REC	EPA 8081A/8082		50-150	12/10/16	JEN
Decachlorobiphenyl	81		%REC	EPA 8081A/8082		50-150	12/10/16	JEN
Sample: 056 COMPOSITE G					Date & Time Sampled:		12/06/16 @ 13:43	
Sample Matrix: Soil								
[Pesticides]								
Ultrasonic Extraction	Complete			EPA 3550	1		12/09/16	VS
Aldrin	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/11/16	JEN
alpha-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/11/16	JEN
beta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/11/16	JEN
delta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/11/16	JEN
gamma-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/11/16	JEN
Chlordane	<0.010		mg/Kg	EPA 8081A	1	0.010	12/11/16	JEN
4,4'-DDD	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/11/16	JEN
4,4'-DDE	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/11/16	JEN
4,4'-DDT	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/11/16	JEN
Dieldrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/11/16	JEN
Endosulfan I	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/11/16	JEN
Endosulfan II	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/11/16	JEN
Endosulfan Sulfate	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/11/16	JEN
Endrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/11/16	JEN
Endrin Aldehyde	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/11/16	JEN
Endrin ketone	<0.100		mg/Kg	EPA 8081A	1	0.100	12/11/16	JEN

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1612-00051

EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
Invoice No.	77917
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 056 COMPOSITE G					Date & Time Sampled:		12/06/16 @ 13:43	
Sample Matrix: Soil								
.....continued								
Heptachlor	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/11/16	JEN
Heptachlor Epoxide	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/11/16	JEN
Methoxychlor	<0.010		mg/Kg	EPA 8081A	1	0.010	12/11/16	JEN
Toxaphene	<0.020		mg/Kg	EPA 8081A	1	0.020	12/11/16	JEN
[Surrogates]								
Tetrachloro-m-xylene	78		%REC	EPA 8081A/8082		50-150	12/11/16	JEN
Decachlorobiphenyl	82		%REC	EPA 8081A/8082		50-150	12/11/16	JEN
Sample: 057 COMPOSITE H					Date & Time Sampled:		12/06/16 @ 13:55	
Sample Matrix: Soil								
[Pesticides]								
Ultrasonic Extraction	Complete			EPA 3550	1		12/09/16	VS
Aldrin	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/11/16	JEN
alpha-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/11/16	JEN
beta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/11/16	JEN
delta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/11/16	JEN
gamma-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/11/16	JEN
Chlordane	<0.010		mg/Kg	EPA 8081A	1	0.010	12/11/16	JEN
4,4'-DDD	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/11/16	JEN
4,4'-DDE	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/11/16	JEN
4,4'-DDT	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/11/16	JEN
Dieldrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/11/16	JEN
Endosulfan I	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/11/16	JEN
Endosulfan II	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/11/16	JEN
Endosulfan Sulfate	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/11/16	JEN
Endrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/11/16	JEN
Endrin Aldehyde	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/11/16	JEN
Endrin ketone	<0.100		mg/Kg	EPA 8081A	1	0.100	12/11/16	JEN
Heptachlor	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/11/16	JEN
Heptachlor Epoxide	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/11/16	JEN
Methoxychlor	<0.010		mg/Kg	EPA 8081A	1	0.010	12/11/16	JEN

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EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/14/16
Date Received	12/07/16
Invoice No.	77917
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 057 COMPOSITE H					Date & Time Sampled:		12/06/16 @ 13:55	
Sample Matrix: Soil								
.....continued								
Toxaphene	<0.020		mg/Kg	EPA 8081A	1	0.020	12/11/16	JEN
[Surrogates]								
Tetrachloro-m-xylene	80		%REC	EPA 8081A/8082		50-150	12/11/16	JEN
Decachlorobiphenyl	79		%REC	EPA 8081A/8082		50-150	12/11/16	JEN

Respectfully Submitted: Ken Zheng

Ken Zheng - Lab Director

QUALIFIERS

B = Detected in the associated Method Blank at a concentration above the routine RL.
B1 = BOD dilution water is over specifications . The reported result may be biased high.
D = Surrogate recoveries are not calculated due to sample dilution.
E = Estimated value; Value exceeds calibration level of instrument.
H = Analyte was prepared and/or analyzed outside of the analytical method holding time
I = Matrix Interference.
J = Analyte concentration detected between RL and MDL.
Q = One or more quality control criteria did not meet specifications. See Comments for further explanation.
S = Customer provided specification limit exceeded.

ABBREVIATIONS

DF = Dilution Factor
RL = Reporting Limit, Adjusted by DF
MDL = Method Detection Limit, Adjusted by DF
Qual = Qualifier
Tech = Technician

As regulatory limits change frequently, A & R Laboratories advises the recipient of this report to confirm such limits with the appropriate federal, state, or local authorities before acting in reliance on the regulatory limits provided.

For any feedback concerning our services, please contact Jenny Jiang, Project Manager at 951.779.0310. You may also contact Ken Zheng, President at office@arlaboratories.com.

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QUALITY CONTROL DATA REPORT

EARTH SYSTEMS
INDIO, CA 92203

1612-00051

Date Reported	**12/14/2016**
Date Received	**12/07/2016**
Date Sampled	**12/06/2016**
Invoice No.	**77917**
Customer #	**1035**
Customer P.O.	**BD-000727-03**

Project: RONDO ELEMENTARY SCHOOL PEA

Method # EPA 6010B

QC Reference # 60333 Date Analyzed: 12/9/2016 Technician: TLB

Samples 001 002 003 004 005 006 007 008 009 010

Results

	LCS %REC	LCS %DUP	LCS %RPD
Antimony	101	106	4.3
Arsenic	104	104	0.1
Barium	101	100	1.0
Beryllium	100	99	0.7
Cadmium	99	100	0.9
Chromium	102	101	1.1
Cobalt	99	101	1.2
Copper	100	99	0.4
Lead	100	100	0.7
Molybdenum	100	102	1.0
Nickel	99	100	1.1
Selenium	102	103	1.2
Silver	101	99	1.3
Thallium	102	104	2.1
Vanadium	101	100	0.7
Zinc	99	100	1.3

Control Ranges

LCS %REC	LCS %RPD
75 - 125	0 - 20
75 - 125	0 - 20
75 - 125	0 - 20
75 - 125	0 - 20
75 - 125	0 - 20
75 - 125	0 - 20
75 - 125	0 - 20
75 - 125	0 - 20
75 - 125	0 - 20
75 - 125	0 - 20
75 - 125	0 - 20
75 - 125	0 - 20
75 - 125	0 - 20
75 - 125	0 - 20
75 - 125	0 - 20
75 - 125	0 - 20

QC Reference # 60336 Date Analyzed: 12/9/2016 Technician: TLB

Samples 011 046

Results

	LCS %REC	LCS %DUP	LCS %RPD
Antimony	96	101	4.6
Arsenic	102	103	0.7
Barium	101	100	1.1
Beryllium	98	97	0.7
Cadmium	100	100	0.1
Chromium	106	105	1.5
Cobalt	102	102	0.7
Copper	99	99	0.0
Lead	99	101	1.5
Molybdenum	95	97	2.5
Nickel	98	99	0.5
Selenium	96	98	2.5
Silver	87	85	1.6
Thallium	108	106	2.5
Vanadium	100	99	0.7
Zinc	98	98	0.2

Control Ranges

LCS %REC	LCS %RPD
75 - 125	0 - 20
75 - 125	0 - 20
75 - 125	0 - 20
75 - 125	0 - 20
75 - 125	0 - 20
75 - 125	0 - 20
75 - 125	0 - 20
75 - 125	0 - 20
75 - 125	0 - 20
75 - 125	0 - 20
75 - 125	0 - 20
75 - 125	0 - 20
75 - 125	0 - 20
75 - 125	0 - 20
75 - 125	0 - 20
75 - 125	0 - 20

QC Reference # 60337 Date Analyzed: 12/9/2016 Technician: TLB

Samples 028 036 037 038 039 040 041 042 043 044 045

Results

	LCS %REC	LCS %DUP	LCS %RPD
Lead	99	101	1.5

Control Ranges

LCS %REC	LCS %RPD
75 - 125	0 - 20

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FDA#	2030513
LA City#	10261
ELAP#'s	2789
	2790
	2122

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QUALITY CONTROL DATA REPORT

EARTH SYSTEMS

1612-00051

Date Reported 12/14/2016
Date Received 12/07/2016
Date Sampled 12/06/2016

Project: RONDO ELEMENTARY SCHOOL PEA

Method # EPA 6010B

QC Reference # 60343 Date Analyzed: 12/9/2016 Technician: TLB

Samples 047 048 049

Results

	LCS %REC	LCS %DUP	LCS %RPD
Antimony	97	107	10.0
Arsenic	110	109	0.9
Barium	101	102	0.9
Beryllium	100	101	0.9
Cadmium	103	104	1.1
Chromium	107	107	0.1
Cobalt	104	105	0.6
Copper	102	102	0.4
Lead	105	106	0.5
Molybdenum	101	106	5.0
Nickel	105	105	0.6
Selenium	106	108	2.1
Silver	85	82	3.9
Thallium	99	114	13.7
Vanadium	102	103	1.2
Zinc	105	105	0.3

Control Ranges

LCS %REC	LCS %RPD
75 - 125	0 - 20
75 - 125	0 - 20
75 - 125	0 - 20
75 - 125	0 - 20
75 - 125	0 - 20
75 - 125	0 - 20
75 - 125	0 - 20
75 - 125	0 - 20
75 - 125	0 - 20
75 - 125	0 - 20
75 - 125	0 - 20
75 - 125	0 - 20
75 - 125	0 - 20
75 - 125	0 - 20
75 - 125	0 - 20
75 - 125	0 - 20

QC Reference # 60366 Date Analyzed: 12/11/2016 Technician: TLB

Samples 029 030 031 032 033 034 035

Results

	LCS %REC	LCS %DUP	LCS %RPD
Lead	92	95	3

Control Ranges

LCS %REC	LCS %RPD
75 - 125	0 - 20

Method # EPA 7471A

QC Reference # 60365 Date Analyzed: 12/9/2016 Technician: JEN

Samples 001 002 003 004 005 006 007 008 009 010 011

Results

	LCS %REC	LCS %DUP	LCS %RPD	SPIKE %REC	SPIKE %DUP	SPIKE %RPD
Mercury	95	92	3	85	89	5

Control Ranges

LCS %REC	LCS %RPD	SPIKE %RPD
75 - 125	0 - 25	0 - 25

QC Reference # 60390 Date Analyzed: 12/12/2016 Technician: JEN

Samples 046 047 048 049

Results

	LCS %REC	LCS %DUP	LCS %RPD	SPIKE %REC	SPIKE %DUP	SPIKE %RPD
Mercury	92	95	3	85	89	5

Control Ranges

LCS %REC	LCS %RPD	SPIKE %RPD
75 - 125	0 - 25	0 - 25

Method # EPA 8015B

QC Reference # 60417 Date Analyzed: 12/9/2016 Technician: VS

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LA City#	10261
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	2790
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QUALITY CONTROL DATA REPORT

EARTH SYSTEMS

1612-00051

Date Reported 12/14/2016
Date Received 12/07/2016
Date Sampled 12/06/2016

Project: RONDO ELEMENTARY SCHOOL PEA

Method # EPA 8015B

QC Reference # 60417 Date Analyzed: 12/9/2016 Technician: VS

Samples 001 002 003 004 005 006 007 008 009 010 011 026 027 028 029 030 031 032 033 034

Results

	LCS %REC	SPIKE %REC	SPIKE %DUP	SPIKE %RPD
Diesel	92	90	93	3

Control Ranges

LCS %REC	SPIKE %RPD
70 - 130	0 - 25

QC Reference # 60418 Date Analyzed: 12/10/2016 Technician: VS

Samples 035

Results

	LCS %REC	SPIKE %REC	SPIKE %DUP	SPIKE %RPD
Diesel	95	92	91	1

Control Ranges

LCS %REC	SPIKE %RPD
70 - 130	0 - 25

Method # EPA 8015M

QC Reference # 60395 Date Analyzed: 12/8/2016 Technician: AR

Samples 001 002 003 004 005 006 007 008 009 010 011 026 027 028 029 030 031 032 033 034

Results

	LCS %REC	LCS %DUP	LCS %RPD	SPIKE %REC	SPIKE %DUP	SPIKE %RPD
Gasoline (C4-C12)	95	90	5	98	92	6

Control Ranges

LCS %REC	LCS %RPD	SPIKE %RPD
70 - 130	0 - 25	0 - 25

QC Reference # 60396 Date Analyzed: 12/8/2016 Technician: AR

Samples 035

Results

	LCS %REC	LCS %DUP	LCS %RPD	SPIKE %REC	SPIKE %DUP	SPIKE %RPD
Gasoline (C4-C12)	94	98	4	96	99	3

Control Ranges

LCS %REC	LCS %RPD	SPIKE %RPD
70 - 130	0 - 25	0 - 25

Method # EPA 8081A

QC Reference # 60420 Date Analyzed: 12/9/2016 Technician: JEN

Samples 001 002 003 004 005 006 007 008 009 010 011 012 013 014 015 016 017 018 019 020

Results

	LCS %REC	SPIKE %REC	SPIKE %DUP	SPIKE %RPD
4,4'-DDT	84	86	85	2
Aldrin	85	88	89	2
Dieldrin	82	82	87	2
Endrin	81	81	82	5
gamma-BHC	89	87	86	2
Heptachlor	86	85	81	

Control Ranges

LCS %REC	SPIKE %RPD
70 - 130	0 - 25
70 - 130	0 - 25
70 - 130	0 - 25
70 - 130	0 - 25
70 - 130	0 - 25
70 - 130	

QC Reference # 60422 Date Analyzed: 12/10/2016 Technician: JEN

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QUALITY CONTROL DATA REPORT

EARTH SYSTEMS

1612-00051

Date Reported 12/14/2016
Date Received 12/07/2016
Date Sampled 12/06/2016

Project: RONDO ELEMENTARY SCHOOL PEA

Method # EPA 8081A

QC Reference # 60422 Date Analyzed: 12/10/2016 Technician: JEN

Samples 021 022 023 024 025 026 027 028 029 030 031 032 033 034 035 050 051 052 053 054 055

Results

	LCS %REC	SPIKE %REC	SPIKE %DUP	SPIKE %RPD	Control Ranges LCS %REC	Control Ranges SPIKE %RPD
4,4'-DDT	93	92	82	10	70 - 130	0 - 25
Aldrin	92	90	85	6	70 - 130	0 - 25
Dieldrin	89	87	81	7	70 - 130	0 - 25
Endrin	88	86	80	7	70 - 130	0 - 25
gamma-BHC	91	91	86	5	70 - 130	0 - 25
Heptachlor	86	88	89	2	70 - 130	0 - 25

QC Reference # 60424 Date Analyzed: 12/11/2016 Technician: JEN

Samples 056 057

Results

	LCS %REC	SPIKE %REC	SPIKE %DUP	SPIKE %RPD	Control Ranges LCS %REC	Control Ranges SPIKE %RPD
4,4'-DDT	89	82	87	6	70 - 130	0 - 25
Aldrin	92	89	89	0	70 - 130	0 - 25
Dieldrin	88	84	86	3	70 - 130	0 - 25
Endrin	93	82	82	0	70 - 130	0 - 25
gamma-BHC	91	88	85	4	70 - 130	0 - 25
Heptachlor	95	81	81	0	70 - 130	0 - 25

Method # EPA 8081A/8082

QC Reference # 60420 Date Analyzed: 12/9/2016 Technician: JEN

Samples 001 002 003 004 005 006 007 008 009 010 011 012 013 014 015 016 017 018 019 020

No QC recoveries reported.

QC Reference # 60422 Date Analyzed: 12/10/2016 Technician: JEN

Samples 021 022 023 024 025 026 027 028 029 030 031 032 033 034 035 050 051 052 053 054 055

No QC recoveries reported.

QC Reference # 60424 Date Analyzed: 12/11/2016 Technician: JEN

Samples 056 057

No QC recoveries reported.

No method blank results were above reporting limit

Respectfully Submitted: Ken Zheng

Ken Zheng - President

For any feedback concerning our services, please contact Jenny Jiang, Project Manager at 951.779.0310. You may also contact Ken Zheng, President at office@arlaboratories.com.

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Chain of Custody Record

AR Lab Job # 1612-00051

Gas + Diesel

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Page 1 of 9

Project No:	Project Name:
BD-000727-03	Rondo Elementary School PEA

Project Manager:	Phone:	Fax:
Scot Stormo sstormo@earthsystems.com	760-345-1588	760-345-7315

Client Name: (Report and Billing)	Address: (Report and Billing)
Earth Systems Southwest	79-811 B Country Club Drive

Please Circle Analyses Requested

Centrum ID (Lab use only)	Sample ID (As it should appear on report)	Date sampled	Time sampled	Sample matrix	Site location	Containers: # and type	8015M: Diesel, (Fuel Screen), Carbon Chain	8015M: Gas only	8021B: BTEX/MtBE Only	418.1 (TRPH), 413.2, 1664		GC or GCMS Volatiles by 5035*	GCMS: 8260B, 8021B, 624, 524.2	GCMS: MtBE Conf. Only, BTEX/Oxygenates Only	GCMS: 8270C, 625	8080: Pesticides, PCBs, Pest/PCB		Metals: Title 22 (CAM), RCRA, PP	pH, TDS, TSS, Conductivity	Flashpoint, Hex Cr		Remarks/Special Instructions
1	SS-1	12/06/16	7:28	Soil	Stockpile Area	1, 4oz-glass	X									X		X				
2	SS-2	12/06/16	7:37	Soil	Stockpile Area	1, 4oz-glass	X									X		X				
3	SS-3	12/06/16	7:39	Soil	Stockpile Area	1, 4oz-glass	X									X		X				
4	SS-4	12/06/16	7:43	Soil	Stockpile Area	1, 4oz-glass	X									X		X				
5	SS-5	12/06/16	7:47	Soil	Stockpile Area	1, 4oz-glass	X									X		X				
6	SS-6	12/06/16	7:52	Soil	Stockpile Area	1, 4oz-glass	X									X		X				
7	SS-7	12/06/16	7:56	Soil	Stockpile Area	1, 4oz-glass	X									X		X				
8	SS-8	12/06/16	8:01	Soil	Stockpile Area	1, 4oz-glass	X									X		X				
9	SS-9	12/06/16	8:06	Soil	Stockpile Area	1, 4oz-glass	X									X		X				
10	SS-10	12/06/16	7:48	Soil	Stockpile Area	1, 4oz-glass	X									X		X				

Turn-Around Time

- ☐ 24 Hr. RUSH*
- ☐ 48 Hr. RUSH*
- ☒ Normal TAT

*Requires PRIOR approval, additional charges apply

Requested due date: _____

Remarks/Special Instructions

	Date:	Time:		Date:	Time:
1) Relinquished by: (Sampler's Signature)	12/7	9:40	3) Relinquished by:	12/7	14:26
2) Received by:	12/7	9:40	4) Received by:		
			5) Relinquished by:		
			6) Received for Laboratory by:	12/7	14:26

The delivery of samples and the signature on this chain of custody form constitutes authorization to perform the analyses specified above under the Terms and Conditions set forth on the back hereof.

To be completed by Laboratory personnel: 5.3°C

Samples chilled? ☑ Yes ☐ No ☐ From Field

Custody seals? ☐ Yes ☑ No

All sample containers intact? ☑ Yes ☐ No

☑ Courier ☐ UPS/Fed Ex ☐ Hand carried

Sample Disposal

- ☐ Client will pick up
- ☐ Return to client
- ☑ Lab disposal

Laboratory Notes:

Sample Locator No.

White Copy - Original (Accompanies Samples) Yellow Copy - Centrum Files Pink Copy - Centrum duplicate Gold Copy - Client Copy

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Fax: 951.779.0344

Chain of Custody Record

AR Lab Job # 1612-00051

Cost $0; 24hr

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Project No:	Project Name:
BD-000727-03	Rondo Elementary School PEA

Project Manager:	Phone:	Fax:
Scot Stormo sstormo@earthsystems.com	760-345-1588	760-345-7315

Client Name: (Report and Billing)	Address: (Report and Billing)
Earth Systems Southwest	79-811 B Country Club Drive

Please Circle Analyses Requested

Centrum ID (Lab use only)	Sample ID (As it should appear on report)	Date sampled	Time sampled	Sample matrix	Site location	Containers: # and type	8015M: Diesel, Fuel Screen, Carbon Chain	8015M: Gas only	8021B: BTEX/MtBE Only	418.1 (TRPH), 413.2, 1664		GC or GCMS Volatiles by 5035*	GCMS: 8260B, 8021B, 624, 524.2	GCMS: MtBE Conf. Only, BTEX/Oxygenates Only	GCMS: 8270C, 625	8080: Pesticides, PCBs, Pest/PCB		Metals: Title 22 (CAM), RCRA, PP	pH, TDS, TSS, Conductivity	Flashpoint, Hex Cr		Remarks/Special Instructions
11	SS-11	12/06/16	8:15	Soil	Stockpile Area	1, 4oz-glass	X									X		X				
12	SS-12	12/06/16	8:23	Soil	Pen Areas	1, 4oz-glass										X						
13	SS-13	12/06/16	8:28	Soil	Pen Areas	1, 4oz-glass										X						
14	SS-14	12/06/16	8:33	Soil	Pen Areas	1, 4oz-glass										X						
15	SS-15	12/06/16	8:38	Soil	Pen Areas	1, 4oz-glass										X						
16	SS-16	12/06/16	8:45	Soil	Pen Areas	1, 4oz-glass										X						
17	SS-17	12/06/16	8:56	Soil	Pen Areas	1, 4oz-glass										X						
18	SS-18	12/06/16	8:57	Soil	Pen Areas	1, 4oz-glass										X						
19	SS-19	12/06/16	9:00	Soil	Pen Areas	1, 4oz-glass										X						
20	SS-20	12/06/16	9:04	Soil	Pen Areas	1, 4oz-glass										X						

Turn-Around Time

- ☐ 24 Hr. RUSH*
- ☐ 48 Hr. RUSH*
- ☒ Normal TAT

*Requires PRIOR approval, additional charges apply

Requested due date: _____

1) Relinquished by: (Sampler's Signature)	Date:	Time:	3) Relinquished by:	Date:	Time:
[signature]	12/7/16	9:10	[signature]	12/7	1425
2) Received by:	Date:	Time:	4) Received by:	Date:	Time:
[signature]	12/7	9:10			
			5) Relinquished by:	Date:	Time:
			6) Received for Laboratory by:	Date:	Time:
			Justine Victoria	12/7	11:25

The delivery of samples and the signature on this chain of custody form constitutes authorization to perform the analyses specified above under the Terms and Conditions set forth on the back hereof.

To be completed by Laboratory personnel: 5.3°C

Samples chilled? ☑ Yes ☐ No ☐ From Field

Custody seals? ☐ Yes ☑ No

All sample containers intact? ☑ Yes ☐ No

☑ Courier ☐ UPS/Fed Ex ☐ Hand carried

Sample Disposal

- ☐ Client will pick up
- ☐ Return to client
- ☑ Lab disposal

Laboratory Notes:

Sample Locator No.

White Copy - Original (Accompanies Samples) Yellow Copy - Centrum Files Pink Copy - Centrum duplicate

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Chain of Custody Record

AR Lab Job # 1612-00051

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Project No:	Project Name:
BD-000727-03	Rondo Elementary School PEA

Project Manager:	Phone:	Fax:
Scot Stormo sstormo@earthsystems.com	760-345-1588	760-345-7315

Client Name: (Report and Billing)	Address: (Report and Billing)
Earth Systems Southwest	79-811 B Country Club Drive

Please Circle Analyses Requested

Centrum ID (Lab use only)	Sample ID (As it should appear on report)	Date sampled	Time sampled	Sample matrix	Site location	Containers: # and type	8015M: Diesel, Fuel Screen, Carbon Chain	8015M: Gas only	8021B: BTEX/MtBE Only	418.1 (TRPH), 413.2, 1664		GC or GCMS Volatiles by 5035*	GCMS: 8260B, 8021B, 624, 524.2	GCMS: MtBE Conf. Only, BTEX/Oxygenates Only	GCMS: 8270C, 625	8080: Pesticides, PCBs, Pest/PCB	Lead	Metals: Title 22 (CAM), RCRA, PP	pH, TDS, TSS, Conductivity	Flashpoint, Hex Cr		Remarks/Special Instructions
21	SS-21	12/06/16	9:10	Soil	Pen Areas	1, 4oz-glass										X						
22	SS-22	12/06/16	9:17	Soil	Pen Areas	1, 4oz-glass										X						
23	SS-23	12/06/16	9:21	Soil	Pen Areas	1, 4oz-glass										X						
24	SS-24	12/06/16	8:39	Soil	Pen Areas	1, 4oz-glass										X						
25	SS-25	12/06/16	9:05	Soil	Pen Areas	1, 4oz-glass										X						
26	SS-26	12/06/16	9:27	Soil	Waste Trench	1, 4oz-glass	X									X						
27	SS-27	12/06/16	9:29	Soil	Waste Trench	1, 4oz-glass	X									X						
28	SS-28	12/06/16	9:40	Soil	Barn Area	1, 4oz-glass	X									X	X					
29	SS-29	12/06/16	9:46	Soil	Barn Area	1, 4oz-glass	X									X	X					
30	SS-30	12/06/16	9:52	Soil	Barn Area	1, 4oz-glass	X									X	X					

Turn-Around Time

- ☐ 24 Hr. RUSH*
- ☐ 48 Hr. RUSH*
- ☒ Normal TAT

*Requires PRIOR approval, additional charges apply

Requested due date: _____

Remarks/Special Instructions

	Date:	Time:
1) Relinquished by: (Sampler's Signature) Nick Hoke	12/7/16	9:40
2) Received by:	12/7	9:40
3) Relinquished by:	12/7	14:25
4) Received by:		
5) Relinquished by:		
6) Received for laboratory by: Justine Victoria	12/7	14:25

To be completed by Laboratory personnel: 5.3°C

Samples chilled? ☑ Yes ☐ No ☐ From Field

Custody seals? ☐ Yes ☑ No

All sample containers intact? ☑ Yes ☐ No

☑ Courier ☐ UPS/Fed Ex ☐ Hand carried

Sample Disposal

- ☐ Client will pick up
- ☐ Return to client
- ☑ Lab disposal

The delivery of samples and the signature on this chain of custody form constitutes authorization to perform the analyses specified above under the Terms and Conditions set forth on the back hereof.

Laboratory Notes:

Sample Locator No.

White Copy - Original (Accompanies Samples) Yellow Copy - Centrum Files Pink Copy - Centrum duplicate

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Gold Copy - Client Copy

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Chain of Custody Record

AR Lab Job # 1612-00051

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Page 4 of 9

Project No:	Project Name:	
BD-000727-03	Rondo Elementary School PEA	
Project Manager:	**Phone:**	**Fax:**
Scot Stormo sstormo@earthsystems.com	760-345-1588	760-345-7315
Client Name: (Report and Billing)	**Address:** (Report and Billing)	
Earth Systems Southwest	79-811 B Country Club Drive	

Please Circle Analyses Requested

Centrum ID (Lab use only)	Sample ID (As it should appear on report)	Date sampled	Time sampled	Sample matrix	Site location	Containers: # and type	8015M: Diesel, Fuel Screen, Carbon Chain (6+10+40)	8015M: Gas only	8021B: BTEX/MtBE Only	418.1 (TRPH), 413.2, 1664		GC or GCMS Volatiles by 5035*	GCMS: 8260B, 8021B, 624, 524.2	GCMS: MtBE Conf. Only, BTEX/Oxygenates Only	GCMS: 8270C, 625	8080: Pesticides, PCBs, Pest/PCB	Lead	Metals: Title 22 (CAM), RCRA, PP	pH, TDS, TSS, Conductivity	Flashpoint, Hex Cr		Remarks/Special Instructions
31	SS-31	12/06/16	9:56	Soil	Barn Area	1, 4oz-glass	X									X	X					
32	SS-32	12/06/16	10:01	Soil	Barn Area	1, 4oz-glass	X									X	X					
33	SS-33	12/06/16	10:04	Soil	Barn Area	1, 4oz-glass	X									X	X					
34	SS-34	12/06/16	10:10	Soil	Barn Area	1, 4oz-glass	X									X	X					
35	SS-35	12/06/16	10:20	Soil	Barn Area	1, 4oz-glass	X									X	X					
36	SS-36	12/06/16	9:48	Soil	Barn Area	1, 4oz-glass											X					
37	SS-37	12/06/16	10:12	Soil	Barn Area	1, 4oz-glass											X					
38	SS-38	12/06/16	10:39	Soil	North Residence	1, 4oz-glass										A	X					Composite "A" for Pesticides (50)
	B-38 @ 2'	12/06/16	10:44	Soil	North Residence	1, 4oz-glass										C						(51)
39	SS-39	12/06/16	10:49	Soil	North Residence	1, 4oz-glass										A	X					4°C for " "

Turn-Around Time

- ☐ 24 Hr. RUSH*
- ☐ 48 Hr. RUSH*
- ☒ Normal TAT

*Requires PRIOR approval, additional charges apply

Requested due date: _____

Remarks/Special Instructions

	Date:	Time:
1) Relinquished by: (Sampler's Signature) Mike Hon	12/7/16	9:40
2) Received by:	12/7	9:40
3) Relinquished by:	12/7	14:25
4) Received by:		
5) Relinquished by:		
6) Received for Laboratory by:	12/7	14:25

To be completed by Laboratory personnel: 5.3°C

Samples chilled? ☒ Yes ☐ No ☐ From Field

Custody seals? ☐ Yes ☒ No

All sample containers intact? ☒ Yes ☐ No

☒ Courier ☐ UPS/Fed Ex ☐ Hand carried

Sample Disposal

- ☐ Client will pick up
- ☐ Return to client
- ☒ Lab disposal

The delivery of samples and the signature on this chain of custody form constitutes authorization to perform the analyses specified above under the Terms and Conditions set forth on the back hereof.

Laboratory Notes:

Sample Locator No.

White Copy - Original (Accompanies Samples) Yellow Copy - Centrum Files Pink Copy - Centrum duplicate Gold Copy - Client Copy

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Chain of Custody Record

AR Lab Job # 1612-00051

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Fax: 951.779.0344

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Page 5 of 8

Project No:	Project Name:
BD-000727-03	Rondo Elementary School PEA

Project Manager:	Phone:	Fax:
Scot Stormo sstormo@earthsystems.com	760-345-1588	760-345-7315

Client Name: (Report and Billing)	Address: (Report and Billing)
Earth Systems Southwest	79-811 B Country Club Drive

Please Circle Analyses Requested

Centrum ID (Lab use only)	Sample ID (As it should appear on report)	Date sampled	Time sampled	Sample matrix	Site location	Containers: # and type	8015M: Diesel, Fuel Screen, Carbon Chain	8015M: Gas only	8021B: BTEX/MtBE Only	418.1 (TRPH), 413.2, 1664		GC or GCMS Volatiles by 5035*	GCMS: 8260B, 8021B, 624, 524.2	GCMS: MtBE Conf. Only, BTEX/Oxygenates Only	GCMS: 8270C, 625	8080: Pesticides, PCBs, Pest/PCB	Lead	Metals: Title 22 (CAM), RCRA, PP	pH, TDS, TSS, Conductivity	Flashpoint, Hex Cr		Remarks/Special Instructions
	B-39 @ 2'	12/06/16	10:51	Soil	North Residence	1, 4oz-glass										B						←"C"
40	SS-40	12/06/16	10:58	Soil	North Residence	1, 4oz-glass										A	X					
	B-40 @ 2'	12/06/16	11:01	Soil	North Residence	1, 4oz-glass										C						
41	SS-41	12/06/16	11:16	Soil	North Residence	1, 4oz-glass										A	X					
	B-41 @ 2'	12/06/16	11:19	Soil	North Residence	1, 4oz-glass										C						
42	SS-42	12/06/16	11:26	Soil	South Residence	1, 4oz-glass										B	X					Composite "B" (52)
	B-42 @ 2'	12/06/16	11:30	Soil	South Residence	1, 4oz-glass										D						for (53)
43	SS-43	12/06/16	11:37	Soil	South Residence	1, 4oz-glass										B	X					Pesticides
	B-43 @ 2'	12/06/16	11:40	Soil	South Residence	1, 4oz-glass										D						& "D" for Pest
44	SS-44	12/06/16	11:46	Soil	South Residence	1, 4oz-glass										B	X					

	Date:	Time:
1) Relinquished by: (Sampler's Signature) Mike Hagen	12/6/16	9:40
2) Received by:	12/7	9:40
3) Relinquished by:	12/7	14:25
4) Received by:		
5) Relinquished by:		
6) Received for Laboratory by:	12/7	14:25

The delivery of samples and the signature on this chain of custody form constitutes authorization to perform the analyses specified above under the Terms and Conditions set forth on the back hereof.

To be completed by Laboratory personnel: 5.3°C

Samples chilled? ☑ Yes ☐ No ☐ From Field

Custody seals? ☐ Yes ☑ No

All sample containers intact? ☑ Yes ☐ No

☑ Courier ☐ UPS/Fed Ex ☐ Hand carried

Turn-Around Time

☐ 24 Hr. RUSH*
☐ 48 Hr. RUSH*
☒ Normal TAT

*Requires PRIOR approval, additional charges apply

Requested due date: _____

Sample Disposal

☐ Client will pick up
☐ Return to client
☑ Lab disposal

Laboratory Notes:

Sample Locator No.

White Copy - Original (Accompanies Samples) Yellow Copy - Centrum Files Pink Copy - Centrum duplicate

v6.0 1/11 coc-temp-both.xls
Gold Copy - Client Copy

1175

AR LABORATORIES, Inc.

Chain of Custody Record

AR Lab Job # 1612-00051

1650 S. Grove Ave Suite C
Ontario, CA 91761
Voice: 951.779.0310 ● 800.798.9336
Fax: 951.779.0344

www.arlaboratories.com info@arlaboratories.com

Project No:	Project Name:	
BD-000727-03	Rondo Elementary School PEA	
Project Manager:	**Phone:**	**Fax:**
Scot Stormo sstormo@earthsystems.com	760-345-1588	760-345-7315
Client Name: (Report and Billing)	**Address:** (Report and Billing)	
Earth Systems Southwest	79-811 B Country Club Drive	

Please Circle Analyses Requested

Centrum ID (Lab use only)	Sample ID (As it should appear on report)	Date sampled	Time sampled	Sample matrix	Site location	Containers: # and type	8015M: Diesel, Fuel Screen, Carbon Chain	8015M: Gas only	8021B: BTEX/MtBE Only	418.1 (TRPH), 413.2, 1664		GC or GCMS Volatiles by 5035*	GCMS: 8260B, 8021B, 624, 524.2	GCMS: MtBE Conf. Only, BTEX/Oxygenates Only	GCMS: 8270C, 625	8080: Pesticides, PCBs, Pest/PCB	Lead	Metals: Title 22 (CAM), RCRA, PP	pH, TDS, TSS, Conductivity	Flashpoint, Hex Cr		Remarks/Special Instructions
	B-44 @ 2'	12/06/16	11:49	Soil	South Residence	1, 4oz-glass										D						<"D"
45	SS-45	12/06/16	12:40	Soil	South Residence	1, 4oz-glass										B	X					
-3	B-45 @ 2'	12/06/16	12:43	Soil	South Residence	1, 4oz-glass										D						
-4	SS-46	12/06/16	10:41	Soil	North Residence	1, 4oz-glass																Composite by
-5	SS-47	12/06/16	11:27	Soil	South Residence	1, 4oz-glass																Letter for OCPs
	SS-48	12/06/16	1:13	Soil	Field Area	1, 4oz-glass										E						(54)
-7	SS-49	12/06/16	1:20	Soil	Field Area	1, 4oz-glass										E						
46	SS-50	12/06/16	1:24	Soil	Field Area	1, 4oz-glass										E		X				
-9	SS-51	12/06/16	1:28	Soil	Field Area	1, 4oz-glass										E						
-10	SS-52	12/06/16	1:34	Soil	Field Area	1, 4oz-glass										F						(55)

Turn-Around Time

- ☐ 24 Hr. RUSH*
- ☐ 48 Hr. RUSH*
- ☒ Normal TAT

*Requires PRIOR approval, additional charges apply

Requested due date: _____

Remarks/Special Instructions

1) Relinquished by: (Sampler's Signature)	Date: 12/7/16	Time: 9:40	3) Relinquished by:
2) Received by:	Date: 12/7	Time: 9:40	4) Received by:
The delivery of samples and the signature on this chain of custody form constitutes authorization to perform the analyses specified above under the Terms and Conditions set forth on the back hereof.			5) Relinquished by:
Laboratory Notes:			6) Received for Laboratory by:

Date: 12/7	Time: 14:25	To be completed by Laboratory personnel: 5.3°C
Date:	Time:	Samples chilled? ☑ Yes ☐ No ☐ From Field
Date:	Time:	Custody seals? ☐ Yes ☑ No
Date: 12/7	Time: 14:25	All sample containers intact? ☑ Yes ☐ No
		☑ Courier ☐ UPS/Fed Ex ☐ Hand carried

Sample Disposal

- ☐ Client will pick up
- ☐ Return to client
- ☑ Lab disposal

Sample Locator No.

White Copy - Original (Accompanies Samples) Yellow Copy - Centrum Files Pink Copy - Centrum duplicate

v6.0 1/11 coc-temp-both.xls
Gold Copy - Client Copy

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AR LABORATORIES, Inc.

Chain of Custody Record

AR Lab Job # 1612-0005 1

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Ontario, CA 91761
Voice: 951.779.0310 ● 800.798.9336
Fax: 951.779.0344

www.arlaboratories.com info@arlaboratories.com

Project No:	Project Name:	
BD-000727-03	Rondo Elementary School PEA	
Project Manager:	**Phone:**	**Fax:**
Scot Stormo sstormo@earthsystems.com	760-345-1588	760-345-7315
Client Name: (Report and Billing)	**Address:** (Report and Billing)	
Earth Systems Southwest	79-811 B Country Club Drive	

Please Circle Analyses Requested

Centrum ID (Lab use only)	Sample ID (As it should appear on report)	Date sampled	Time sampled	Sample matrix	Site location	Containers: # and type	8015M: Diesel, Fuel Screen, Carbon Chain	8015M: Gas only	8021B: BTEX/MtBE Only	418.1 (TRPH), 413.2, 1664		GC or GCMS Volatiles by 5035*	GCMS: 8260B, 8021B, 624, 524.2	GCMS: MtBE Conf. Only, BTEX/Oxygenates Only	GCMS: 8270C, 625	8080: Pesticides, PCBs, Pest/PCB		Metals: Title 22 (CAM), RCRA, PP	pH, TDS, TSS, Conductivity	Flashpoint, Hex Cr		Remarks/Special Instructions
47	SS-53	12/06/16	1:38	Soil	Field Area	1, 4oz-glass										F		X				Composite
	SS-54	12/06/16	1:43	Soil	Field Area	1, 4oz-glass										F						by Letter (56)
48	SS-55	12/06/16	1:47	Soil	Field Area	1, 4oz-glass										G		X				for OCPs
	SS-56	12/06/16	1:50	Soil	Field Area	1, 4oz-glass										G						
	SS-57	12/06/16	1:55	Soil	Field Area	1, 4oz-glass										H						(57)
	SS-58	12/06/16	1:59	Soil	Field Area	1, 4oz-glass										H						
	SS-59	12/06/16	2:03	Soil	Field Area	1, 4oz-glass										H						
49	SS-60	12/06/16	2:09	Soil	Field Area	1, 4oz-glass										H		X				
	SS-61	12/06/16	2:14	Soil	Field Area	1, 4oz-glass										G						
	SS-62	12/06/16	2:16	Soil	Field Area	1, 4oz-glass										F						

Turn-Around Time

- ☐ 24 Hr. RUSH*
- ☐ 48 Hr. RUSH*
- ☒ Normal TAT

*Requires PRIOR approval, additional charges apply

Requested due date: _____

Remarks/Special Instructions

1) Relinquished by: (Sampler's Signature)	Date: 12/7	Time: 9:40	3) Relinquished by:
2) Received by:	Date: 12/7	Time: 9:40	4) Received by:
			5) Relinquished by:
			6) Received for Laboratory by:

Date: 12/7	Time: 14:25	
Date:	Time:	
Date:	Time:	
Date: 12/7	Time: 14:25	

The delivery of samples and the signature on this chain of custody form constitutes authorization to perform the analyses specified above under the Terms and Conditions set forth on the back hereof.

To be completed by Laboratory personnel:

Samples chilled? ☑ Yes ☐ No ☐ From Field 5.3°C

Custody seals? ☐ Yes ☑ No

All sample containers intact? ☑ Yes ☐ No

☑ Courier ☐ UPS/Fed Ex ☐ Hand carried

Sample Disposal

- ☐ Client will pick up
- ☐ Return to client
- ☑ Lab disposal

Laboratory Notes:

Sample Locator No.

White Copy - Original (Accompanies Samples) Yellow Copy - Centrum Files Pink Copy - Centrum duplicate

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Gold Copy - Client Copy

AR LABORATORIES, Inc.

Chain of Custody Record

AR Lab Job # 1612-00051

1177

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Fax: 951.779.0344

www.arlaboratories.com info@arlaboratories.com

Project No:	Project Name:	
BD-000727-03	Rondo Elementary School PEA	
Project Manager:	**Phone:**	**Fax:**
Scot Stormo sstormo@earthsystems.com	760-345-1588	760-345-7315
Client Name: (Report and Billing)	**Address:** (Report and Billing)	
Earth Systems Southwest	79-811 B Country Club Drive	

Please Circle Analyses Requested

Centrum ID (Lab use only)	Sample ID (As it should appear on report)	Date sampled	Time sampled	Sample matrix	Site location	Containers: # and type	8015M: Diesel, Fuel Screen, Carbon Chain	8015M: Gas only	8021B: BTEX/MtBE Only	418.1 (TRPH), 413.2, 1664		GC or GCMS Volatiles by 5035*	GCMS: 8260B, 8021B, 624, 524.2	GCMS: MtBE Conf. Only, BTEX/Oxygenates Only	GCMS: 8270C, 625	8080: Pesticides, PCBs, Pest/PCB		Metals: Title 22 (CAM), RCRA, PP	pH, TDS, TSS, Conductivity	Flashpoint, Hex Cr		Remarks/Special Instructions
	SS-63	12/06/16	2:18	Soil	Field Area	1, 4oz-glass										F						
	SS-64	12/06/16	1:28	Soil	Field Area	1, 4oz-glass																Hold
	SS-65	12/06/16	1:48	Soil	Field Area	1, 4oz-glass																Hold
	SS-66	12/06/16	2:10	Soil	Field Area	1, 4oz-glass																Hold

Turn-Around Time

- ☐ 24 Hr. RUSH*
- ☐ 48 Hr. RUSH*
- ☒ Normal TAT

*Requires PRIOR approval, additional charges apply

Requested due date: _____

	Date:	Time:		Date:	Time:
1) Relinquished by: (Sampler's Signature)	12/7	9:40	3) Relinquished by:	12/7	14:25
2) Received by:	12/7	9:40	4) Received by:		
			5) Relinquished by:		
The delivery of samples and the signature on this chain of custody form constitutes authorization to perform the analyses specified above under the Terms and Conditions set forth on the back hereof.			6) Received for Laboratory by:	12/7	14:25

To be completed by Laboratory personnel: 3.3°C

Samples chilled? ☑ Yes ☐ No ☐ From Field

Custody seals? ☐ Yes ☑ No

All sample containers intact? ☑ Yes ☐ No

☑ Courier ☐ UPS/Fed Ex ☐ Hand carried

Sample Disposal

- ☐ Client will pick up
- ☐ Return to client
- ☑ Lab disposal

Laboratory Notes:

Sample Locator No.

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A & R Laboratories

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LA City#	10261
ELAP#'s	2789
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CASE NARRATIVE

Authorized Signature Name / Title (print)	Ken Zheng, President
Signature / Date	Ken Zheng, President 12/20/2016 12:03:06
Laboratory Job No. (Certificate of Analysis No.)	1612-00155
Project Name / No.	RONDO ELEMENTARY SCHOOL PEA BD-000727-03
Dates Sampled (from/to)	12/14/16 To 12/14/16
Dates Received (from/to)	12/19/16 To 12/19/16
Dates Reported (from/to)	12/20/16 To 12/20/2016
Chains of Custody Received	Yes

Comments:

Subcontracting

Organic Analyses

No analyses sub-contracted

Sample Condition(s)

All samples intact

Positive Results (Organic Compounds)

None

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CERTIFICATE OF ANALYSIS

1612-00155

EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/20/16
Date Received	12/19/16
Invoice No.	77968
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 001 SS 35@2					Date & Time Sampled:		12/14/16 @ 14:00	
Sample Matrix: Soil								
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1		12/19/16	VS
Diesel	<10		mg/Kg	EPA 8015B	1	10	12/19/16	VS
Motor Oil	<20		mg/Kg	EPA 8015B	1	20	12/19/16	VS
[Surrogate]								
o-Terphenyl (OTP)	80		%REC	EPA 8015B		50-150	12/19/16	VS
[Pesticides]								
Ultrasonic Extraction	Complete			EPA 3550	1		12/19/16	JEN
Aldrin	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/20/16	JEN
alpha-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/20/16	JEN
beta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/20/16	JEN
delta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/20/16	JEN
gamma-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/20/16	JEN
Chlordane	<0.010		mg/Kg	EPA 8081A	1	0.010	12/20/16	JEN
4,4'-DDD	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/20/16	JEN
4,4'-DDE	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/20/16	JEN
4,4'-DDT	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/20/16	JEN
Dieldrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/20/16	JEN
Endosulfan I	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/20/16	JEN
Endosulfan II	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/20/16	JEN
Endosulfan Sulfate	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/20/16	JEN
Endrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/20/16	JEN
Endrin Aldehyde	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/20/16	JEN
Endrin ketone	<0.100		mg/Kg	EPA 8081A	1	0.100	12/20/16	JEN
Heptachlor	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/20/16	JEN
Heptachlor Epoxide	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/20/16	JEN
Methoxychlor	<0.010		mg/Kg	EPA 8081A	1	0.010	12/20/16	JEN
Toxaphene	<0.020		mg/Kg	EPA 8081A	1	0.020	12/20/16	JEN
[Surrogates]								
Tetrachloro-m-xylene	78		%REC	EPA 8081A/8082		50-150	12/20/16	JEN
Decachlorobiphenyl	82		%REC	EPA 8081A/8082		50-150	12/20/16	JEN

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CERTIFICATE OF ANALYSIS

1612-00155

EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/20/16
Date Received	12/19/16
Invoice No.	77968
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 002 SS 32@2					Date & Time Sampled:		12/14/16 @ 14:15	
Sample Matrix: Soil								
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1		12/19/16	VS
Diesel	<10		mg/Kg	EPA 8015B	1	10	12/19/16	VS
Motor Oil	<20		mg/Kg	EPA 8015B	1	20	12/19/16	VS
[Surrogate]								
o-Terphenyl (OTP)	78		%REC	EPA 8015B		50-150	12/19/16	VS
[Pesticides]								
Ultrasonic Extraction	Complete			EPA 3550	1		12/19/16	JEN
Aldrin	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/20/16	JEN
alpha-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/20/16	JEN
beta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/20/16	JEN
delta-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/20/16	JEN
gamma-BHC	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/20/16	JEN
Chlordane	<0.010		mg/Kg	EPA 8081A	1	0.010	12/20/16	JEN
4,4'-DDD	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/20/16	JEN
4,4'-DDE	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/20/16	JEN
4,4'-DDT	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/20/16	JEN
Dieldrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/20/16	JEN
Endosulfan I	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/20/16	JEN
Endosulfan II	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/20/16	JEN
Endosulfan Sulfate	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/20/16	JEN
Endrin	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/20/16	JEN
Endrin Aldehyde	<0.0020		mg/Kg	EPA 8081A	1	0.0020	12/20/16	JEN
Endrin ketone	<0.100		mg/Kg	EPA 8081A	1	0.100	12/20/16	JEN
Heptachlor	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/20/16	JEN
Heptachlor Epoxide	<0.0010		mg/Kg	EPA 8081A	1	0.0010	12/20/16	JEN
Methoxychlor	<0.010		mg/Kg	EPA 8081A	1	0.010	12/20/16	JEN
Toxaphene	<0.020		mg/Kg	EPA 8081A	1	0.020	12/20/16	JEN
[Surrogates]								
Tetrachloro-m-xylene	85		%REC	EPA 8081A/8082		50-150	12/20/16	JEN

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CERTIFICATE OF ANALYSIS

1612-00155

EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	12/20/16
Date Received	12/19/16
Invoice No.	77968
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 002 SS 32@2					Date & Time Sampled:		12/14/16 @ 14:15	
Sample Matrix: Soil								
.....continued								
Decachlorobiphenyl	82		%REC	EPA 8081A/8082		50-150	12/20/16	JEN

Respectfully Submitted: Ken Zheng

Ken Zheng - Lab Director

QUALIFIERS

B = Detected in the associated Method Blank at a concentration above the routine RL.
B1 = BOD dilution water is over specifications . The reported result may be biased high.
D = Surrogate recoveries are not calculated due to sample dilution.
E = Estimated value; Value exceeds calibration level of instrument.
H = Analyte was prepared and/or analyzed outside of the analytical method holding time
I = Matrix Interference.
J = Analyte concentration detected between RL and MDL.
Q = One or more quality control criteria did not meet specifications. See Comments for further explanation.
S = Customer provided specification limit exceeded.

ABBREVIATIONS

DF = Dilution Factor
RL = Reporting Limit, Adjusted by DF
MDL = Method Detection Limit, Adjusted by DF
Qual = Qualifier
Tech = Technician

As regulatory limits change frequently, A & R Laboratories advises the recipient of this report to confirm such limits with the appropriate federal, state, or local authorities before acting in reliance on the regulatory limits provided.

For any feedback concerning our services, please contact Jenny Jiang, Project Manager at 951.779.0310. You may also contact Ken Zheng, President at office@arlaboratories.com.

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QUALITY CONTROL DATA REPORT

EARTH SYSTEMS
INDIO, CA 92203

1612-00155

Date Reported	**12/20/2016**
Date Received	**12/19/2016**
Date Sampled	**12/14/2016**
Invoice No.	**77968**
Customer #	**1035**
Customer P.O.	**BD-000727-03**

Project: RONDO ELEMENTARY SCHOOL PEA

Method # EPA 8015B
QC Reference # 60590 Date Analyzed: 12/19/2016 Technician: VS
Samples 001 002

Results

	LCS %REC	LCS %RPD	SPIKE %REC	SPIKE %DUP	SPIKE %RPD
C13-C22	95		87	85	3
Diesel	92	3	86	89	4

Control Ranges

LCS %REC	LCS %RPD	SPIKE %RPD
70 - 130		0 - 25
70 - 130	0 - 25	0 - 25

Method # EPA 8081A
QC Reference # 60592 Date Analyzed: 12/20/2016 Technician: JEN
Samples 001 002

Results

	LCS %REC	SPIKE %REC	SPIKE %DUP	SPIKE %RPD
4,4'-DDT	90	87	86	2
Aldrin	92	85	89	5
Dieldrin	93	89	83	7
Endrin	96	85	88	4
gamma-BHC	95	81	85	5
Heptachlor	95	83	82	2

Control Ranges

LCS %REC	SPIKE %RPD
70 - 130	0 - 25
70 - 130	0 - 25
70 - 130	0 - 25
70 - 130	0 - 25
70 - 130	0 - 25
70 - 130	0 - 25

Method # EPA 8081A/8082
QC Reference # 60592 Date Analyzed: 12/20/2016 Technician: JEN
Samples 001 002

No QC recoveries reported.

No method blank results were above reporting limit

Respectfully Submitted: Ken Zheng

Ken Zheng - President

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CHAIN OF CUSTODY

A & R Work Order #: 1612-00155

1183

Client Name / E-mail	Earth Systems Southwest / SStorno@earthsystems.com
Address	79-811 B Country Club Bermuda Dunes CA 92203
Report Attention	Scot Storno
Phone # / Fax #	760-345-1588 / 760-345-7315
Sampled By	Schriever
Project No./ Name	BD-00727-03
Project Site	Rondo Elementary School PEA

☒ Chilled 4.1°C
☒ Intact
☐ Sample Seal

Analyses Requested

Turn Around Time Requested
☐ Rush 8 12 24 48 Hours
☒ Normal

Lab # (Lab use)	Client Sample ID	Sample Collection Date	Sample Collection Time	Matrix Type	Sample Preserve	No., type* & size of container	EPA8260B (VOCs & Oxygenates)	EPA8260B(BTEX & Oxygenates)	LUFT / 8015 (Gasoline)	LUFT / 8015 (Diesel)	EPA8081A (Organochlorine Pesticides)	EPA 8082 (PCBs)	EPA 8015M (Carbon Chain C4-C40)	EPA 6010B/7000 (CAM 17 Metals)	Micro: Plate Cnt., Coliform, E-Coli	8015m fuel screen	Remarks
1	SS 35@2	14 Dec 16	1400 hr	Soil	None	4-oz					X					X	
2	SS 32@2	14 Dec 16	1415 hr	Soil	None	4-oz					X					X	

Relinquished By	Company	Date	Time	Received By	Company	Date	Time
Alyssa Schriever		12/19		Valerie Swanson	A&R	12/19/16	11:43
Valerie Swanson	A&R	12/19	13:16	Victoria	A&R	12/19/16	13:16

Note: Samples are discarded 30 days after results are reported unless other arrangements are made.

Matrix Code: DW=Drinking Water; GW=Ground Water; WW=Waste Water; SD=Solid Waste; SL=Sludge; SS=Soil/Sediment; AR=Air; PP=Pure Product

Preservative Code: IC=Ice; HC=HCl; HN=HNO_3; SH=NaOH; ST=$Na_2S_2O_3$; HS=H_2SO_4

* Sample Container Types: T=Tedlar Air Bag; G=Glass Container; ST= Steel Tube; B= Brass Tube; P=Plastic Bottle; V=VOA Vial; E= EnCore

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CASE NARRATIVE

Authorized Signature Name / Title (print)	Ken Zheng, President
Signature / Date	Ken Zheng, President 01/24/2017 9:24:20
Laboratory Job No. (Certificate of Analysis No.)	1701-00188
Project Name / No.	RONDO ES PEA 00727.03
Dates Sampled (from/to)	01/20/17 To 01/20/17
Dates Received (from/to)	01/20/17 To 01/20/17
Dates Reported (from/to)	01/24/17 To 1/24/2017
Chains of Custody Received	Yes

Comments:

Subcontracting

Inorganic Analyses

No analyses sub-contracted

Sample Condition(s)

All samples intact

Positive Results (Organic Compounds)

None

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CERTIFICATE OF ANALYSIS

1701-00188

EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	01/24/17
Date Received	01/20/17
Invoice No.	78273
Cust #	1035
Permit Number	
Customer P.O.	00727.03

Project: RONDO ES PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 001 **SS-102**					Date & Time Sampled:		01/20/17 @ 10:02	
Sample Matrix: **Soil**								
[Metals]								
Metals Acid Digestion	Complete			EPA 3050B	1		01/23/17	TLB
Lead	**430**		mg/Kg	EPA 6010B	1	0.500	01/23/17	TLB
Sample: 002 **SS-103**					Date & Time Sampled:		01/20/17 @ 10:05	
Sample Matrix: **Soil**								
[Metals]								
Metals Acid Digestion	Complete			EPA 3050B	1		01/23/17	TLB
Lead	**51.4**		mg/Kg	EPA 6010B	1	0.500	01/23/17	TLB
Sample: 003 **SS-107**					Date & Time Sampled:		01/20/17 @ 10:29	
Sample Matrix: **Soil**								
[Metals]								
Metals Acid Digestion	Complete			EPA 3050B	1		01/23/17	TLB
Lead	**23.3**		mg/Kg	EPA 6010B	1	0.500	01/23/17	TLB
Sample: 004 **SS-40@1**					Date & Time Sampled:		01/20/17 @ 10:04	
Sample Matrix: **Soil**								
[Metals]								
Metals Acid Digestion	Complete			EPA 3050B	1		01/23/17	TLB
Lead	**51.2**		mg/Kg	EPA 6010B	1	0.500	01/23/17	TLB

Respectfully Submitted: Ken Zheng

Ken Zheng - Lab Director

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QUALIFIERS

B = Detected in the associated Method Blank at a concentration above the routine RL.
B1 = BOD dilution water is over specifications . The reported result may be biased high.
D = Surrogate recoveries are not calculated due to sample dilution.
E = Estimated value; Value exceeds calibration level of instrument.
H = Analyte was prepared and/or analyzed outside of the analytical method holding time
I = Matrix Interference.
J = Analyte concentration detected between RL and MDL.
Q = One or more quality control criteria did not meet specifications. See Comments for further explanation.
S = Customer provided specification limit exceeded.

ABBREVIATIONS

DF = Dilution Factor
RL = Reporting Limit, Adjusted by DF
MDL = Method Detection Limit, Adjusted by DF
Qual = Qualifier
Tech = Technician

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QUALITY CONTROL DATA REPORT

1701-00188

EARTH SYSTEMS
INDIO, CA 92203

Date Reported	**01/24/2017**
Date Received	**01/20/2017**
Date Sampled	**01/20/2017**
Invoice No.	**78273**
Customer #	**1035**
Customer P.O.	**00727.03**

Project: RONDO ES PEA

Method # EPA 6010B
QC Reference # 61425 **Date Analyzed:** 1/23/2017 **Technician:** TLB
Samples 001 002 003 004

Results

	LCS %REC	LCS %DUP	LCS %RPD
Arsenic	85	84	0.2
Cadmium	87	87	0.0
Chromium	76	77	1.1
Lead	94	94	0.8

Control Ranges

LCS %REC	LCS %RPD
75 - 125	0 - 20
75 - 125	0 - 20
75 - 125	0 - 20
75 - 125	0 - 20

No method blank results were above reporting limit

Respectfully Submitted: Ken Zheng

Ken Zheng - President

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CHAIN OF CUSTODY

RUSH

A & R Work Order #: 1701-00188 Page 1 of 1

1188

Client Name	EARTH SYSTEMS SW
E-mail	SSTORMO @ EARTHSYSTEMS.COM
Address	79811 B COUNTRY CLUB DR BERMUDA DUNES CA 92203
Report Attention	SCOT STORMO
Phone #	760-345-1588
Fax: #	760-345-7315
Sampled By	R HOWE
Project No./ Name	#00727-03
Project Site	RONDO ES PEA

33°C ☒ Chilled ☒ Intact ☐ Seal

Turn Around Time Requested: ☒ Rush 8 12 24 48 Hours ☐ Normal

Lab # (Lab use)	Client Sample ID	Sample Collection Date	Sample Collection Time	Matrix Type	Sample Preserve	No., type* & size of container	EPA8260B (VOCs & Oxygenates)	EPA8260B(BTEX & Oxygenates)	LUFT / 8015 (Gasoline)	LUFT / 8015 (Diesel)	EPA8081A (Organochlorine Pesticides)	EPA 8082 (PCBs)	EPA 8015M (Carbon Chain C4-C40)	EPA 6010B/7000 (CAM 17 Metals)	Micro: Plate Cnt., Coliform, E-Coli		LEAD						Remarks
	SS-101	1-20-17	9:52	SOIL	—	1, 4oz GLASS																	
	SS-101 @ 1'		9:53		—																		HOLD
1	SS-102		10:02		—												X						HOLD
	SS-102 @ 1'		10:03		—																		
2	SS-103		10:05		—												X						HOLD
	SS-103 @ 1'		10:06		—																		
	SS-104		10:07		—																		HOLD
	SS-104 @ 1'		10:08		—																		HOLD
	SS-105		10:25		—																		HOLD
	SS-105 @ 1'		10:26		—																		HOLD
	SS-106		10:27		—																		HOLD
	SS-106 @ 1'		10:28		—																		HOLD
3	SS-107		10:29		—												X						
	SS-107 @ 1'		10:30		-																		HOLD
	SS-108		10:31		—																		HOLD

Relinquished By	Company	Date	Time	Received By	Company	Date	Time
Josh Howe	ESSW	1-20-17	11:30				
Relinquished By	Company	Date	Time	Received By	Company	Date	Time
				Cynthia Rojas	AR	1-20-17	11:30

Note: Samples are discarded 30 days after results are reported unless other arrangements are made.

Matrix Code: DW=Drinking Water; GW=Ground Water; WW=Waste Water; SD=Solid Waste; SL=Sludge; SS=Soil/Sediment; AR=Air; PP=Pure Product

Preservative Code: IC=Ice; HC=HCl; HN=HNO_3; SH=NaOH; ST=$Na_2S_2O_3$; HS=H_2SO_4

* Sample Container Types: T=Tedlar Air Bag; G=Glass Container; ST= Steel Tube; B= Brass Tube; P=Plastic Bottle; V=VOA Vial; E= EnCore

ARL

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CHAIN OF CUSTODY

RUSH

A & R Work Order #: 1701-0088

Page 2 of 2

1189

Client Name: EARTH SYSTEMS SW

E-mail: SSTORMO@EARTHSYSTEMS.COM

Address: 79811 B COUNTRY CLUB DR BERMUDA DUNES CA 92203

Report Attention: SCOT STORMO

Phone #: 760-345-1588

Fax: #: 760-345-7315

Sampled By: R HOWE

3.3°C ☒ Chilled ☒ Intact ☐ Seal

Project No./ Name: 00127.03

Project Site: RONDO ES PEA

Turn Around Time Requested: ☒ Rush 8 12 24 48 Hours ☐ Normal

Analyses Requested

Lab # (Lab use)	Client Sample ID	Sample Collection Date	Sample Collection Time	Matrix Type	Sample Preserve	No., type* & size of container	EPA8260B (VOCs & Oxygenates)	EPA8260B(BTEX & Oxygenates)	LUFT / 8015 (Gasoline)	LUFT / 8015 (Diesel)	EPA8081A (Organochlorine Pesticides)	EPA 8082 (PCBs)	EPA 8015M (Carbon Chain C4-C40)	EPA 6010B/7000 (CAM 17 Metals)	Micro: Plate Cnt., Coliform, E-Coli		LEAD					Remarks
	SS-108@1'	1-20-17	10:32	SOIL	—	1 4oz GLASS																HOLD
	SS-109		10:33		—																	HOLD
	SS-109@1'		10:34		—																	HOLD
4	SS-40@1'		10:04		—												X					
	SS-110		10:35		—																	HOLD
	SS-111		10:36		—																	HOLD

Relinquished By	Company	Date	Time	Received By	Company	Date	Time
Mark Howe	ESSW	1-20-17	11:30				
Relinquished By	Company	Date	Time	Received By	Company	Date	Time
				Cynthia Rojas	AR	1-20-17	11:30

Note: Samples are discarded 30 days after results are reported unless other arrangements are made.

Matrix Code: DW=Drinking Water; GW=Ground Water; WW=Waste Water; SD=Solid Waste; SL=Sludge; SS=Soil/Sediment; AR=Air; PP=Pure Product

Preservative Code: IC=Ice; HC=HCl; HN=HNO_3; SH=NaOH; ST=$Na_2S_2O_3$; HS=H_2SO_4

* Sample Container Types: T=Tedlar Air Bag; G=Glass Container; ST= Steel Tube; B= Brass Tube; P=Plastic Bottle; V=VOA Vial; E= EnCore

Sample Acceptance Checklist

CLIENT: Earth Systems WORK ORDER NUMBER: 1701-00188

Temperature:(Criteria:0.0°C-6.0°C)

Sample Temp.(w/CF) °C(w/CF) 3.3°c

☐ Sample(s) outside temprature criteria: PM contacted by :

☐ Sample(s) outside temprature criteria, but received on ice/chilled on same day of sampling.

☐ Sample(s) received at ambient temprature; placed on ice for transport by courier.

Ambient Temprature ☐ Air ☐ Filter

CUSTODY SEAL:

Cooler	☐	Present and Intact	☐	Present and Not Intact	✓	Not Present
Sample(s)	☐	Present and Intact	☐	Present and Not Intact	✓	Not Present

Sample Condition:	Yes	No	N/A
Was a COC received	✓		
Were sample IDs present?	✓		
Were sampling dates & times present?	✓		
Was a relingquished signature present?	✓		
Were the tests required clearly indicated?	✓		
Were all samples sealed in plastic bags?		✓	
Did all bottle labels agree with COC? (ID, dates and times)	✓		
Were correct containers used for the tests required?	✓		
Was a sufficient amount of samples sent for tests indicated?	✓		
Was there headspace in VOA vials?			✓
Were the containers labeled with correct preservatives?			✓

Explanations/Comments:

Notification:

For discrepancies, how was the Project Manager notified? Verbal

Verbal: PM Initials: _____ Data/Time: _____

Email: Send to: _____ Data/Time: _____

Project Manager's response:

Completed By: Cynthia Rojas Date: 1-20-17

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1650 S. Grove Ave., Suite C, Ontario, CA 91761
PH: 951-779-0310 Fax: 951-779-0344
Email: office@arlaboratories.com

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CASE NARRATIVE

Authorized Signature Name / Title (print)	Ken Zheng, President
Signature / Date	Ken Zheng, President 01/27/2017 9:32:57
Laboratory Job No. (Certificate of Analysis No.)	1701-00232
Project Name / No.	Addt'l - RONDO ES PEA 00727.03
Dates Sampled (from/to)	01/20/17 To 01/20/17
Dates Received (from/to)	01/20/17 To 01/20/17
Dates Reported (from/to)	01/27/17 To 1/27/2017
Chains of Custody Received	Yes

Comments:

Subcontracting

Inorganic Analyses

No analyses sub-contracted

Sample Condition(s)

All samples intact

Positive Results (Organic Compounds)

None

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CERTIFICATE OF ANALYSIS

1701-00232

EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	01/27/17
Date Received	01/20/17
Invoice No.	78317
Cust #	1035
Permit Number	
Customer P.O.	00727.03

Project: Addt'l - RONDO ES PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 001 **SS-101**					Date & Time Sampled:		01/20/17 @ 9:52	
Sample Matrix: **Soil**								
[Metals]								
Metals Acid Digestion	Complete			EPA 3050B	1		01/25/17	TLB
Lead	**65.6**		mg/Kg	EPA 6010B	1	0.500	01/25/17	TLB
Sample: 002 **SS-102@1'**					Date & Time Sampled:		01/20/17 @ 10:03	
Sample Matrix: **Soil**								
[Metals]								
Metals Acid Digestion	Complete			EPA 3050B	1		01/25/17	TLB
Lead	**409**		mg/Kg	EPA 6010B	1	0.500	01/25/17	TLB
Sample: 003 **SS-106**					Date & Time Sampled:		01/20/17 @ 10:27	
Sample Matrix: **Soil**								
[Metals]								
Metals Acid Digestion	Complete			EPA 3050B	1		01/25/17	TLB
Lead	**99.0**		mg/Kg	EPA 6010B	1	0.500	01/25/17	TLB
Sample: 004 **SS-110**					Date & Time Sampled:		01/20/17 @ 10:35	
Sample Matrix: **Soil**								
[Metals]								
Metals Acid Digestion	Complete			EPA 3050B	1		01/25/17	TLB
Lead	**37.8**		mg/Kg	EPA 6010B	1	0.500	01/25/17	TLB

Respectfully Submitted: Ken Zheng

Ken Zheng - Lab Director

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QUALIFIERS

B = Detected in the associated Method Blank at a concentration above the routine RL.
B1 = BOD dilution water is over specifications . The reported result may be biased high.
D = Surrogate recoveries are not calculated due to sample dilution.
E = Estimated value; Value exceeds calibration level of instrument.
H = Analyte was prepared and/or analyzed outside of the analytical method holding time
I = Matrix Interference.
J = Analyte concentration detected between RL and MDL.
Q = One or more quality control criteria did not meet specifications. See Comments for further explanation.
S = Customer provided specification limit exceeded.

ABBREVIATIONS

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RL = Reporting Limit, Adjusted by DF
MDL = Method Detection Limit, Adjusted by DF
Qual = Qualifier
Tech = Technician

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QUALITY CONTROL DATA REPORT

1701-00232

EARTH SYSTEMS
INDIO, CA 92203

Date Reported	**01/27/2017**
Date Received	**01/20/2017**
Date Sampled	**01/20/2017**
Invoice No.	**78317**
Customer #	**1035**
Customer P.O.	**00727.03**

Project: Addt'l - RONDO ES PEA

Method # EPA 6010B
QC Reference # 61513 **Date Analyzed:** 1/25/2017 **Technician:** TLB
Samples 001 002 003 004

Results

	LCS %REC	LCS %DUP	LCS %RPD
Lead	93	93	0.6

Control Ranges

LCS %REC	LCS %RPD
75 - 125	0 - 20

No method blank results were above reporting limit

Respectfully Submitted: Ken Zheng

Ken Zheng - President

For any feedback concerning our services, please contact Jenny Jiang, Project Manager at 951.779.0310. You may also contact Ken Zheng, President at office@arlaboratories.com.

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E-mail: office@arlaboratories.com

CHAIN OF CUSTODY

RUSH

1701 00232

Page 1 of 4

1195

Client Name: EARTH SYSTEMS SW		32°C ☒ Chilled	Turn Around Time Requested: ☒ Rush 8 12 24 48 Hours ☐ Normal
E-mail: SSTORMO @ EARTHSYSTEMS.COM		☒ Intact	
Address: 79811 B COUNTRY CLUB DR BERMUDA DUNES CA 92203		☐ Seal	
Report Attention: SCOT STORMO	Phone #: 760-345-1588 Fax: #: 760-345-7315	Sampled By: R HOWE	
Project No./ Name: # 00727-03	Project Site: RONDO ES PEA		

Analyses Requested

Lab # (Lab use)	Client Sample ID	Sample Collection Date	Sample Collection Time	Matrix Type	Sample Preserve	No., type* & size of container	EPA8260B (VOCs & Oxygenates)	EPA8260B(BTEX & Oxygenates)	LUFT / 8015 (Gasoline)	LUFT / 8015 (Diesel)	EPA8081A (Organochlorine Pesticides)	EPA 8082 (PCBs)	EPA 8015M (Carbon Chain C4-C40)	EPA 6010B/7000 (CAM 17 Metals)	Micro: Plate Cnt., Coliform, E-Coli	LEAD	Remarks
1	SS-101	1-20-17	9:52	SOIL	—	1, 4oz GLASS										⊗	HOLD
	SS-101 @ 1'		9:53		—												HOLD
	SS-102		10:02		—											X	
2	SS-102 @ 1'		10:03		—											⊗	HOLD
	SS-103		10:05		—											X	
	SS-103 @ 1'		10:06		—												HOLD
	SS-104		10:07		—												HOLD
	SS-104 @ 1'		10:08		—												HOLD
	SS-105		10:25		—												HOLD
	SS-105 @ 1'		10:26		—												HOLD
3	SS-106		10:27		—											⊗	HOLD
	SS-106 @ 1'		10:28		—												HOLD
	SS-107		10:29		—										X	X	
	SS-107 @ 1'		10:30		-												HOLD
	SS-108		10:31		—												HOLD

Relinquished By	Company	Date	Time	Received By	Company	Date	Time
Scott Howe	ESSW	1-20-17	11:30				
Relinquished By	Company	Date	Time	Received By	Company	Date	Time
				Cynthia Rojas	AR	1-20-17	11:30

Note: Samples are discarded 30 days after results are reported unless other arrangements are made.

Matrix Code: DW=Drinking Water; GW=Ground Water; WW=Waste Water; SD=Solid Waste; SL=Sludge; SS=Soil/Sediment; AR=Air; PP=Pure Product

Preservative Code: IC=Ice; HC=HCl; HN=HNO_3; SH=NaOH; ST=$Na_2S_2O_3$; HS=H_2SO_4

* Sample Container Types: T=Tedlar Air Bag; G=Glass Container; ST= Steel Tube; B= Brass Tube; P=Plastic Bottle; V=VOA Vial; E= EnCore

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E-mail: office@arlaboratories.com

CHAIN OF CUSTODY

RUSH

A & R Work Order #: 1701.00232

Page 2 of

1196

Client Name	EARTH SYSTEMS SW
E-mail	SSTORMO@EARTHSYSTEMS.COM
Address	79811 B COUNTRY CLUB DR BERMUDA DUNES CA 92203
Report Attention	SCOT STORMO
Phone # / Fax #	760-345-1588 / 760-345-7315
Sampled By	R HOWE
Project No./ Name	00127-03
Project Site	ROHDO ES PEA

3.3°C ☒ Chilled ☒ Intact ☐ Seal

Turn Around Time Requested: ☒ Rush 8 12 24 (48) Hours ☐ Normal

Lab # (Lab use)	Client Sample ID	Sample Collection Date	Sample Collection Time	Matrix Type	Sample Preserve	No., type* & size of container	EPA8260B (VOCs & Oxygenates)	EPA8260B(BTEX & Oxygenates)	LUFT / 8015 (Gasoline)	LUFT / 8015 (Diesel)	EPA8081A (Organochlorine Pesticides)	EPA 8082 (PCBs)	EPA 8015M (Carbon Chain C4-C40)	EPA 6010B/7000 (CAM 17 Metals)	Micro: Plate Cnt., Coliform, E-Coli		Lead					Remarks
	SS-108@1'	1-20-17	10:32	Soil	—	1 4oz GLASS																Hold
	SS-109		10:33		—																	Hold
	SS-109@1'		10:34		—																	Hold
	SS-40@1'		10:04		—																	
4	SS-110		10:35		—												X					Hold
	SS-111		10:36		—																	Hold

Relinquished By	Company	Date	Time	Received By	Company	Date	Time
Mark Howe	ESSW	1-20-17	11:30				
Relinquished By	Company	Date	Time	Received By	Company	Date	Time
				Cynthia Rojas	AR	1-20-17	11:30

Note: Samples are discarded 30 days after results are reported unless other arrangements are made.

Matrix Code: DW=Drinking Water; GW=Ground Water; WW=Waste Water; SD=Solid Waste; SL=Sludge; SS=Soil/Sediment; AR=Air; PP=Pure Product

Preservative Code: IC=Ice; HC=HCl; HN=HNO_3; SH=NaOH; ST=$Na_2S_2O_3$; HS=H_2SO_4

* Sample Container Types: T=Tedlar Air Bag; G=Glass Container; ST= Steel Tube; B= Brass Tube; P=Plastic Bottle; V=VOA Vial; E= EnCore

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CASE NARRATIVE

Authorized Signature Name / Title (print)	Ken Zheng, President
Signature / Date	Ken Zheng, President 01/27/2017 16:18:39
Laboratory Job No. (Certificate of Analysis No.)	1701-00249
Project Name / No.	Addt'l - RONDO ES PEA 00727.03
Dates Sampled (from/to)	01/20/17 To 01/20/17
Dates Received (from/to)	01/20/17 To 01/20/17
Dates Reported (from/to)	01/27/17 To 1/27/2017
Chains of Custody Received	Yes

Comments:

Subcontracting

Inorganic Analyses

No analyses sub-contracted

Sample Condition(s)

All samples intact

Positive Results (Organic Compounds)

None

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CERTIFICATE OF ANALYSIS

1701-00249

EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	01/27/17
Date Received	01/20/17
Invoice No.	78322
Cust #	1035
Permit Number	
Customer P.O.	00727.03

Project: Addt'l - RONDO ES PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 001 **SS-105**					Date & Time Sampled:		01/20/17 @ 10:25	
Sample Matrix: **Soil**								
[Metals]								
Metals Acid Digestion	Complete			EPA 3050B	1		01/27/17	TLB
Lead	**70.5**		mg/Kg	EPA 6010B	1	0.500	01/27/17	TLB
Sample: 002 **SS-106@1'**					Date & Time Sampled:		01/20/17 @ 10:25	
Sample Matrix: **Soil**								
[Metals]								
Metals Acid Digestion	Complete			EPA 3050B	1		01/27/17	TLB
Lead	**80.2**		mg/Kg	EPA 6010B	1	0.500	01/27/17	TLB

Respectfully Submitted: Ken Zheng

Ken Zheng - Lab Director

QUALIFIERS

B = Detected in the associated Method Blank at a concentration above the routine RL.
B1 = BOD dilution water is over specifications . The reported result may be biased high.
D = Surrogate recoveries are not calculated due to sample dilution.
E = Estimated value; Value exceeds calibration level of instrument.
H = Analyte was prepared and/or analyzed outside of the analytical method holding time
I = Matrix Interference.
J = Analyte concentration detected between RL and MDL.
Q = One or more quality control criteria did not meet specifications. See Comments for further explanation.
S = Customer provided specification limit exceeded.

ABBREVIATIONS

DF = Dilution Factor
RL = Reporting Limit, Adjusted by DF
MDL = Method Detection Limit, Adjusted by DF
Qual = Qualifier
Tech = Technician

As regulatory limits change frequently, A & R Laboratories advises the recipient of this report to confirm such limits with the appropriate federal, state, or local authorities before acting in reliance on the regulatory limits provided.

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QUALITY CONTROL DATA REPORT

EARTH SYSTEMS
INDIO, CA 92203

1701-00249

Date Reported	**01/27/2017**
Date Received	**01/20/2017**
Date Sampled	**01/20/2017**
Invoice No.	**78322**
Customer #	**1035**
Customer P.O.	**00727.03**

Project: Addt'l - RONDO ES PEA

Method # EPA 6010B
QC Reference # 61580 **Date Analyzed:** 1/27/2017 **Technician:** TLB
Samples 001 002

Results

	LCS %REC	LCS %DUP	LCS %RPD
Lead	97	97	0.2

Control Ranges

LCS %REC	LCS %RPD
75 - 125	0 - 20

No method blank results were above reporting limit

Respectfully Submitted: Ken Zheng

Ken Zheng - President

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CHAIN OF CUSTODY

RUSH

A & R Work Order #: 1701-00249 Page 1 of 2

Client Name: EARTH SYSTEMS SW		33° F ☒ Chilled	Turn Around Time Requested: ☒ Rush 8 12 24 48 Hours ☐ Normal
E-mail: SSTORMO@EARTHSYSTEMS.COM		☒ Intact	
Address: 79811 B COUNTRY CLUB DR BERMUDA DUNES CA 92203		☐ Seal	
Report Attention: SCOT STORMO	Phone #: 760-345-1588 Fax: 760-345-7315	Sampled By: R HOWE	
Project No./ Name: #00727-03	Project Site: RONDO ES PEA		

Analyses Requested

Lab # (Lab use)	Client Sample ID	Sample Collection Date	Sample Collection Time	Matrix Type	Sample Preserve	No., type* & size of container	EPA8260B (VOCs & Oxygenates)	EPA8260B(BTEX & Oxygenates)	LUFT / 8015 (Gasoline)	LUFT / 8015 (Diesel)	EPA8081A (Organochlorine Pesticides)	EPA 8082 (PCBs)	EPA 8015M (Carbon Chain C4-C40)	EPA 6010B/7000 (CAM 17 Metals)	Micro: Plate Cnt., Coliform, E-Coli	LEAD					Remarks
	SS-101	1-20-17	9:52	SOIL	—	1, 4oz GLASS										X					HOLD
	SS-101 @ 1'		9:53		—																HOLD
	SS-102		10:02		—											X					
	SS-102 @ 1'		10:03		—											X					HOLD
	SS-103		10:05		—											X					
	SS-103 @ 1'		10:06		—																HOLD
	SS-104		10:07		—																HOLD
	SS-104 @ 1'		10:08		—																HOLD
1	SS-105		10:25		—											X					HOLD
	SS-105 @ 1'		10:26		—																HOLD
	SS-106		10:27		—											X					HOLD
2	SS-106 @ 1'		10:28		—											X					HOLD
	SS-107		10:29		—											X					
	SS-107 @ 1'		10:30		-																HOLD
	SS-108		10:31		—																HOLD

Relinquished By	Company	Date	Time	Received By	Company	Date	Time
Josh Howe	ESSW	1-20-17	11:30				
Relinquished By	Company	Date	Time	Received By	Company	Date	Time
				Cynthia Rapp	AR	1-20-17	11:30

Note: Samples are discarded 30 days after results are reported unless other arrangements are made.

Matrix Code: DW=Drinking Water, GW=Ground Water, WW=Waste Water, SD=Solid Waste, SL=Sludge, SS=Soil/Sediment, AR=Air, PP=Pure Product

Preservative Code: IC=Ice, HC=HCl, HN=HNO_3, SH=NaOH, ST=$Na_2S_2O_3$, HS=H_2SO_4

* Sample Container Types: T=Tedlar Air Bag, G=Glass Container, ST= Steel Tube, B= Brass Tube, P=Plastic Bottle, V=VOA Vial, E= EnCore

1200

Doc WO# 1701-232 Dup WO# 1701-188-add'l 1-27-17

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CASE NARRATIVE

Authorized Signature Name / Title (print)	Ken Zheng, President
Signature / Date	Ken Zheng, President 02/13/2017 12:47:39
Laboratory Job No. (Certificate of Analysis No.)	1702-00097
Project Name / No.	RONDO ELEMENTARY SCHOOL - PEA BD-000727-04
Dates Sampled (from/to)	02/09/17 To 02/09/17
Dates Received (from/to)	02/09/17 To 02/09/17
Dates Reported (from/to)	02/13/17 To 2/13/2017
Chains of Custody Received	Yes

Comments:

Subcontracting

Inorganic Analyses

No analyses sub-contracted

Sample Condition(s)

All samples intact

Positive Results (Organic Compounds)

None

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CERTIFICATE OF ANALYSIS

1702-00097

EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	02/13/17
Date Received	02/09/17
Invoice No.	78483
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-04

Project: RONDO ELEMENTARY SCHOOL - PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 001 **SS 102 @ 2**					Date & Time Sampled:		02/09/17 @ 11:25	
Sample Matrix: **Soil**								
[Metals]								
Metals Acid Digestion	Complete			EPA 3050B	1		02/13/17	TLB
Lead	**1.46**		mg/Kg	EPA 6010B	1	0.500	02/13/17	TLB
Sample: 002 **SS 106 @ 2**					Date & Time Sampled:		02/09/17 @ 11:40	
Sample Matrix: **Soil**								
[Metals]								
Metals Acid Digestion	Complete			EPA 3050B	1		02/13/17	TLB
Lead	**9.56**		mg/Kg	EPA 6010B	1	0.500	02/13/17	TLB

Respectfully Submitted: Ken Zheng

Ken Zheng - Lab Director

QUALIFIERS

B = Detected in the associated Method Blank at a concentration above the routine RL.
B1 = BOD dilution water is over specifications . The reported result may be biased high.
D = Surrogate recoveries are not calculated due to sample dilution.
E = Estimated value; Value exceeds calibration level of instrument.
H = Analyte was prepared and/or analyzed outside of the analytical method holding time
I = Matrix Interference.
J = Analyte concentration detected between RL and MDL.
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S = Customer provided specification limit exceeded.

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DF = Dilution Factor
RL = Reporting Limit, Adjusted by DF
MDL = Method Detection Limit, Adjusted by DF
Qual = Qualifier
Tech = Technician

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QUALITY CONTROL DATA REPORT

1702-00097

EARTH SYSTEMS
INDIO, CA 92203

Date Reported	**02/13/2017**
Date Received	**02/09/2017**
Date Sampled	**02/09/2017**
Invoice No.	**78483**
Customer #	**1035**
Customer P.O.	**BD-000727-04**

Project: RONDO ELEMENTARY SCHOOL - PEA

Method # EPA 6010B
QC Reference # 61981 **Date Analyzed:** 2/13/2017 **Technician:** TLB
Samples 001 002

Results

	LCS %REC	LCS %DUP	LCS %RPD
Arsenic	102	100	2.7
Cadmium	101	101	0.7
Chromium	99	99	0.0
Lead	99	97	2.4
Zinc	99	100	0.1

Control Ranges

LCS %REC	LCS %RPD
75 - 125	0 - 20
75 - 125	0 - 20
75 - 125	0 - 20
75 - 125	0 - 20
75 - 125	0 - 20

No method blank results were above reporting limit

Respectfully Submitted: Ken Zheng

Ken Zheng - President

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1204

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CHAIN OF CUSTODY

RUSH

A & R Work Order #: 1702-00097

Page 1 of 1

Client Name EARTH SYSTEMS Southwest
E-mail SStormo@earthsystems.com
Address 79-811B Country Club Bermuda Dunes CA 92203
Report Attention S. Stormo
Phone # 760-345-1588
Fax: # 760-345-7315
Sampled By Schriever
Project No./ Name BD-000727-03 04
Project Site Rondo Elementary School - PEA

☒ Chilled 5.0°C
☒ Intact
☐ Sample Seal

Turn Around Time Requested
☒ Rush 8 12 24 (48) Hours
☐ Normal

Lab # (Lab use)	Client Sample ID	Sample Collection Date	Sample Collection Time	Matrix Type	Sample Preserve	No., type* & size of container	EPA8260B (VOCs & Oxygenates)	EPA8260B(BTEX & Oxygenates)	LUFT / 8015 (Gasoline)	LUFT / 8015 (Diesel)	EPA8081A (Organochlorine Pesticides)	EPA 8082 (PCBs)	EPA 8015M (Carbon Chain C4-C40)	EPA 6010B/7000 (CAM 17 Metals)	Micro: Plate Cnt., Coliform, E-Coli	Lead 6010B	Remarks
1	SS102@2	9Feb17	1125	Soil	None	4oz jar										L	
	SS102@3	"	1130	"	"	"										L	hold
2	SS106@2	"	1140	"	"	"										L	
	SS106@3	"	1150	"	"	"										L	hold

*Proj # & TAT corrected per Alex. 2.10.17

Relinquished By	Company	Date	Time	Received By	Company	Date	Time
Melody Shiral	ESSW	9Feb17	12:30		A+R	2/10/17	1300
Cynthia Yoga	A+R	2-9-17	12:30	Cynthia Yoga	A+R	2-9-17	13:00

Note: Samples are discarded 30 days after results are reported unless other arrangements are made.

Matrix Code: DW=Drinking Water; GW=Ground Water; WW=Waste Water; SD=Solid Waste; SL=Sludge; SS=Soil/Sediment; AR=Air; PP=Pure Product

Preservative Code: IC=Ice; HC=HCl; HN=HNO_3; SH=NaOH; ST=$Na_2S_2O_3$; HS=H_2SO_4

* Sample Container Types: T=Tedlar Air Bag; G=Glass Container; ST= Steel Tube; B= Brass Tube; P=Plastic Bottle; V=VOA Vial; E= EnCore

Sample Acceptance Checklist

CLIENT: EARTH SYSTEMS WORK ORDER NUMBER: 1702-00097

Temperature:(Criteria:0.0°C-6.0°C)

Sample Temp.(w/CF) °C(w/CF) 5.0°

☐ Sample(s) outside temprature criteria: PM contacted by :

☐ Sample(s) outside temprature criteria, but received on ice/chilled on same day of sampling.

☐ Sample(s) received at ambient temprature; placed on ice for transport by courier.

Ambient Temprature ☐ Air ☐ Filter

CUSTODY SEAL:

Cooler ☐ Present and Intact ☐ Present and Not Intact ✓ Not Present

Sample(s) ☐ Present and Intact ☐ Present and Not Intact ✓ Not Present

Sample Condition:	Yes	No	N/A
Was a COC received	✓		
Were sample IDs present?	✓		
Were sampling dates & times present?	✓		
Was a relingquished signature present?	✓		
Were the tests required clearly indicated?	✓		
Were all samples sealed in plastic bags?		✓	
Did all bottle labels agree with COC? (ID, dates and times)	✓		
Were correct containers used for the tests required?	✓		
Was a sufficient amount of samples sent for tests indicated?	✓		
Was there headspace in VOA vials?			✓
Were the containers labeled with correct preservatives?			✓

Explanations/Comments:

Notification:

For discrepancies, how was the Project Manager notified? Verbal

Verbal: PM Initials: _____ Data/Time: _____

Email: Send to: _____ Data/Time: _____

Project Manager's response:

Completed By: _____ Date: 2.9.17

A R Laboratories
1650 S. Grove Ave., Suite C, Ontario, CA 91761
PH: 951-779-0310 Fax: 951-779-0344
Email: office@arlaboratories.com

A & R Laboratories

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CASE NARRATIVE

Authorized Signature Name / Title (print)	Ken Zheng, President
Signature / Date	Ken Zheng, President 02/10/2017 12:41:25
Laboratory Job No. (Certificate of Analysis No.)	1702-00092
Project Name / No.	Addt'l - RONDO ELEMENTARY SCHOOL PEA 00727-03
Dates Sampled (from/to)	01/20/17 To 01/20/17
Dates Received (from/to)	01/20/17 To 01/20/17
Dates Reported (from/to)	02/10/17 To 2/10/2017
Chains of Custody Received	Yes

Comments:

Subcontracting

Inorganic Analyses

No analyses sub-contracted

Other Analyses

No analyses sub-contracted

Sample Condition(s)

All samples intact

Positive Results (Organic Compounds)

None

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FDA#	2030513
LA City#	10261
ELAP#'s	2789
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CERTIFICATE OF ANALYSIS

1702-00092

EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	02/10/17
Date Received	01/20/17
Invoice No.	78469
Cust #	1035
Permit Number	
Customer P.O.	00727-03

Project: Addt'l - RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 001 **SS-102**					Date & Time Sampled:		01/20/17 @ 10:02	
Sample Matrix: **Soil**								
[Metals]								
STLC	Complete			Title 22	50		02/09/17	TLB
Lead	**2.76**		mg/L	EPA 6010B	50	1.00	02/09/17	TLB
Sample: 002 **SS-102 @ 1'**					Date & Time Sampled:		01/20/17 @ 10:03	
Sample Matrix: **Soil**								
[Metals]								
STLC	Complete			Title 22	50		02/09/17	TLB
Lead	**74.2**		mg/L	EPA 6010B	50	1.00	02/09/17	TLB
Sample: 003 **SS-106**					Date & Time Sampled:		01/20/17 @ 10:27	
Sample Matrix: **Soil**								
[Metals]								
STLC	Complete			Title 22	50		02/09/17	TLB
Lead	**5.88**		mg/L	EPA 6010B	50	1.00	02/09/17	TLB
Sample: 004 **SS-106 @ 1'**					Date & Time Sampled:		01/20/17 @ 10:28	
Sample Matrix: **Soil**								
[Metals]								
STLC	Complete			Title 22	50		02/09/17	TLB
Lead	**3.94**		mg/L	EPA 6010B	50	1.00	02/09/17	TLB

Respectfully Submitted: Ken Zheng

Ken Zheng - Lab Director

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QUALIFIERS

B = Detected in the associated Method Blank at a concentration above the routine RL.
B1 = BOD dilution water is over specifications . The reported result may be biased high.
D = Surrogate recoveries are not calculated due to sample dilution.
E = Estimated value; Value exceeds calibration level of instrument.
H = Analyte was prepared and/or analyzed outside of the analytical method holding time
I = Matrix Interference.
J = Analyte concentration detected between RL and MDL.
Q = One or more quality control criteria did not meet specifications. See Comments for further explanation.
S = Customer provided specification limit exceeded.

ABBREVIATIONS

DF = Dilution Factor
RL = Reporting Limit, Adjusted by DF
MDL = Method Detection Limit, Adjusted by DF
Qual = Qualifier
Tech = Technician

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QUALITY CONTROL DATA REPORT

1702-00092

EARTH SYSTEMS
INDIO, CA 92203

Date Reported	**02/10/2017**
Date Received	**01/20/2017**
Date Sampled	**01/20/2017**
Invoice No.	**78469**
Customer #	**1035**
Customer P.O.	**00727-03**

Project: Addt'l - RONDO ELEMENTARY SCHOOL PEA

Method # EPA 6010B
QC Reference # 61911 **Date Analyzed:** 2/9/2017 **Technician:** TLB
Samples 001 002 003 004

Results

	LCS %REC	LCS %DUP	LCS %RPD
Lead	99	98	0.9

Control Ranges

LCS %REC	LCS %RPD
75 - 125	0 - 20

No method blank results were above reporting limit

Respectfully Submitted: Ken Zheng

Ken Zheng - President

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ARL

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E-mail: office@arlaboratories.com

CHAIN OF CUSTODY

RUSH

A & R Work Order #: 1702-00092 Page 1 of 1

Client Name: EARTH SYSTEMS SW		33° ☒ Chilled ☒ Intact ☐ Seal	Turn Around Time Requested: ☒ Rush 8 12 24 48 Hours ☐ Normal
E-mail: SSTORMO @ EARTHSYSTEMS.COM			
Address: 79811 B COUNTRY CLUB DR BERMUDA DUNES CA 92203			
Report Attention: SCOT STORMO	Phone #: 760-345-1588 Fax: #: 760-345-7315	Sampled By: R HOWE	
Project No./ Name: #00727-03	Project Site: RONDO ES PEA		

Lab # (Lab use)	Client Sample ID	Sample Collection Date	Sample Collection Time	Matrix Type	Sample Preserve	No., type* & size of container	EPA8260B (VOCs & Oxygenates)	EPA8260B(BTEX & Oxygenates)	LUFT / 8015 (Gasoline)	LUFT / 8015 (Diesel)	EPA8081A (Organochlorine Pesticides)	EPA 8082 (PCBs)	EPA 8015M (Carbon Chain C4-C40)	EPA 6010B/7000 (CAM 17 Metals)	Micro: Plate Cnt., Coliform, E-Coli		LEAD	STLC Pb				Remarks
	SS-101	1-20-17	9:52	SOIL	—	1, 4oz GLASS											X					HOLD
	SS-101 @ 1'		9:53		—												X	X				HOLD
1	SS-102		10:02		—												X	X				
2	SS-102 @ 1'		10:03		—												X	X				HOLD
	SS-103		10:05		—												X					
	SS-103 @ 1'		10:06		—																	HOLD
	SS-104		10:07		—																	HOLD
	SS-104 @ 1'		10:08		—																	HOLD
	SS-105		10:25		—												X					HOLD
	SS-105 @ 1'		10:26		—																	HOLD
3	SS-106		10:27		—												X	X				HOLD
4	SS-106 @ 1'		10:28		—												X	X				HOLD
	SS-107		10:29		—												X					
	SS-107 @ 1'		10:30		—																	HOLD
	SS-108		10:31		—																	HOLD

Relinquished By	Company	Date	Time	Received By	Company	Date	Time
Josh Howe	ESSW	1-20-17	11:30				
Relinquished By	Company	Date	Time	Received By	Company	Date	Time
				Cynthia Rapp	AR	1-20-17	11:30

Note: Samples are discarded 30 days after results are reported unless other arrangements are made.

Matrix Code: DW=Drinking Water, GW=Ground Water, WW=Waste Water, SD=Solid Waste, SL=Sludge, SS=Soil/Sediment, AR=Air, PP=Pure Product

Preservative Code: IC=Ice, HC=HCl, HN=HNO_3, SH=NaOH, ST=$Na_2S_2O_3$, HS=H_2SO_4

* Sample Container Types: T=Tedlar Air Bag, G=Glass Container, ST= Steel Tube, B= Brass Tube, P=Plastic Bottle, V=VOA Vial, E= EnCore

Add WO# 1701-232 Q4'17 WO# 1701-245 Q4'17 WO# 1701-188 - 8000 Rondo Q1'18

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CASE NARRATIVE

Authorized Signature Name / Title (print)	Ken Zheng, President
Signature / Date	Ken Zheng, President 02/14/2017 12:38:45
Laboratory Job No. (Certificate of Analysis No.)	1702-00091
Project Name / No.	Addt'l - RONDO ELEMENTARY SCHOOL PEA BD-000727-03
Dates Sampled (from/to)	12/06/17 To 12/06/17
Dates Received (from/to)	12/07/16 To 12/07/16
Dates Reported (from/to)	02/14/17 To 2/14/2017
Chains of Custody Received	Yes

Comments:

Subcontracting

Inorganic Analyses

No analyses sub-contracted

Other Analyses

No analyses sub-contracted

Sample Condition(s)

All samples intact

Positive Results (Organic Compounds)

None

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CERTIFICATE OF ANALYSIS

1702-00091

EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	02/14/17
Date Received	12/07/16
Invoice No.	78497
Cust #	1035
Permit Number	
Customer P.O.	BD-000727-03

Project: Addt'l - RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 001 **SS-40**					Date & Time Sampled:		12/06/17 @ 10:58	
Sample Matrix: **Soil**								
[Metals]								
STLC	Complete			Title 22	50		02/13/17	TLB
Lead	**1.27**		mg/L	EPA 6010B	50	1.00	02/13/17	TLB

Respectfully Submitted: Ken Zheng

Ken Zheng - Lab Director

QUALIFIERS

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QUALITY CONTROL DATA REPORT

1702-00091

EARTH SYSTEMS
INDIO, CA 92203

Date Reported	**02/14/2017**
Date Received	**12/07/2016**
Date Sampled	**12/06/2017**
Invoice No.	**78497**
Customer #	**1035**
Customer P.O.	**BD-000727-03**

Project: Addt'l - RONDO ELEMENTARY SCHOOL PEA

Method # EPA 6010B
QC Reference # 62001 **Date Analyzed:** 2/13/2017 **Technician:** TLB
Samples 001

Results

	LCS %REC	LCS %DUP	LCS %RPD
Lead	104	96	8.2

Control Ranges

LCS %REC	LCS %RPD
75 - 125	0 - 20

No method blank results were above reporting limit

Respectfully Submitted: Ken Zheng

Ken Zheng - President

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AR LABORATORIES, Inc.

Chain of Custody Record

AR Lab Job # 1702-00091

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Fax: 951.779.0344

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Page 81 of 81 (80)

Project No:	Project Name:
BD-000727-03	Rondo Elementary School PEA

Project Manager:	Phone:	Fax:
Scot Stormo sstormo@earthsystems.com	760-345-1588	760-345-7315

Client Name: (Report and Billing)	Address: (Report and Billing)
Earth Systems Southwest	79-811 B Country Club Drive

Please Circle Analyses Requested

Centrum ID (Lab use only)	Sample ID (As it should appear on report)	Date sampled	Time sampled	Sample matrix	Site location	Containers: # and type	8015M: Diesel, Fuel Screen, Carbon Chain	8015M: Gas only	8021B: BTEX/MtBE Only	418.1 (TRPH), 413.2, 1664		GC or GCMS Volatiles by 5035*	GCMS: 8260B, 8021B, 624, 524.2	GCMS: MtBE Conf. Only, BTEX/Oxygenates Only	GCMS: 8270C, 625	8080: (Pesticides) PCBs, Pest/PCB	Lead	Metals: Title 22 (CAM), RCRA, PP	pH, TDS, TSS, Conductivity	Flashpoint, Hex Cr	STLC Pb	Remarks/Special Instructions
	B-39 @ 2'	12/06/16	10:51	Soil	North Residence	1, 4oz-glass										B						←"C"
1	SS-40	12/06/16	10:58	Soil	North Residence	1, 4oz-glass										A	X				⊗	
	B-40 @ 2'	12/06/16	11:01	Soil	North Residence	1, 4oz-glass										C						
	SS-41	12/06/16	11:16	Soil	North Residence	1, 4oz-glass										A	X					
	B-41 @ 2'	12/06/16	11:19	Soil	North Residence	1, 4oz-glass										C						
	SS-42	12/06/16	11:26	Soil	South Residence	1, 4oz-glass										B	X					Composite "B" for Pesticides & "D" for Pest (52) (53)
	B-42 @ 2'	12/06/16	11:30	Soil	South Residence	1, 4oz-glass										D						
	SS-43	12/06/16	11:37	Soil	South Residence	1, 4oz-glass										B	X					
	B-43 @ 2'	12/06/16	11:40	Soil	South Residence	1, 4oz-glass										D						
	SS-44	12/06/16	11:46	Soil	South Residence	1, 4oz-glass										B	X					

Turn-Around Time

- ☐ 24 Hr. RUSH*
- ☐ 48 Hr. RUSH*
- ☒ Normal TAT

*Requires PRIOR approval, additional charges apply

Requested due date: _____

Remarks/Special Instructions

	Date:	Time:
1) Relinquished by: (Sampler's Signature)	12/7/16	9:40
2) Received by:	12/7	9:40
3) Relinquished by:	12/7	14:25
4) Received by:		
5) Relinquished by:		
6) Received for Laboratory by:	12/7	14:25

To be completed by Laboratory personnel: 5.3°C

Samples chilled? ☑ Yes ☐ No ☐ From Field

Custody seals? ☐ Yes ☑ No

All sample containers intact? ☑ Yes ☐ No

☑ Courier ☐ UPS/Fed Ex ☐ Hand carried

Sample Disposal

- ☐ Client will pick up
- ☐ Return to client
- ☑ Lab disposal

The delivery of samples and the signature on this chain of custody form constitutes authorization to perform the analyses specified above under the Terms and Conditions set forth on the back hereof.

Laboratory Notes: ⊗added per client - prev WO# 1612-01Q

Sample Locator No.

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CASE NARRATIVE

Authorized Signature Name / Title (print)	Ken Zheng, President
Signature / Date	Ken Zheng, President 02/17/2017 11:06:27
Laboratory Job No. (Certificate of Analysis No.)	1702-00129
Project Name / No.	Addt'l - RONDO ELEMENTARY SCHOOL PEA 00727-03
Dates Sampled (from/to)	01/20/17 To 01/20/17
Dates Received (from/to)	01/20/17 To 01/20/17
Dates Reported (from/to)	02/17/17 To 2/17/2017
Chains of Custody Received	Yes

Comments:

Subcontracting

Inorganic Analyses

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Other Analyses

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Sample Condition(s)

All samples intact

Positive Results (Organic Compounds)

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CERTIFICATE OF ANALYSIS

1702-00129

EARTH SYSTEMS
SCOT STORMO
79-811B COUNTRY CLUB DRIVE
INDIO, CA 92203

Date Reported	02/17/17
Date Received	01/20/17
Invoice No.	78527
Cust #	1035
Permit Number	
Customer P.O.	00727-03

Project: Addt'l - RONDO ELEMENTARY SCHOOL PEA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 001 **SS-102 @ 1'**					Date & Time Sampled:		01/20/17 @ 10:03	
Sample Matrix: **Soil**								
[Metals]								
TCLP	Complete			EPA 1311	5		02/16/17	TLB
Lead	<0.100		mg/L	EPA 6010B	5	0.100	02/16/17	TLB
Sample: 002 **SS-106**					Date & Time Sampled:		01/20/17 @ 10:27	
Sample Matrix: **Soil**								
[Metals]								
TCLP	Complete			EPA 1311	5		02/16/17	TLB
Lead	<0.100		mg/L	EPA 6010B	5	0.100	02/16/17	TLB

Respectfully Submitted: Ken Zheng

Ken Zheng - Lab Director

QUALIFIERS

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B1 = BOD dilution water is over specifications . The reported result may be biased high.
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QUALITY CONTROL DATA REPORT

1702-00129

EARTH SYSTEMS
INDIO, CA 92203

Date Reported	**02/17/2017**
Date Received	**01/20/2017**
Date Sampled	**01/20/2017**
Invoice No.	**78527**
Customer #	**1035**
Customer P.O.	**00727-03**

Project: Addt'l - RONDO ELEMENTARY SCHOOL PEA

Method # EPA 6010B
QC Reference # 62116 **Date Analyzed:** 2/16/2017 **Technician:** TLB
Samples 001 002

Results

	LCS %REC	LCS %DUP	LCS %RPD
Lead	92	89	3.6

Control Ranges

LCS %REC	LCS %RPD
75 - 125	0 - 20

No method blank results were above reporting limit

Respectfully Submitted: Ken Zheng

Ken Zheng - President

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E-mail: office@arlaboratories.com

CHAIN OF CUSTODY

RUSH

A & R Work Order #: 1702-00129 Page 1 of 1

Client Name	EARTH SYSTEMS SW	
E-mail	SSTORMO@EARTHSYSTEMS.COM	
Address	79811 B COUNTRY CLUB DR BERMUDA DUNES CA 92203	
Report Attention / Phone # / Fax #	SCOT STORMO 760-345-1588 / 760-345-7315	Sampled By: R HOWE
Project No./ Name	# 00727-03	Project Site: ROMOO ES PEA

33° Chilled ☒ Intact ☐ Seal

Turn Around Time Requested: ☒ Rush 8 12 24 48 Hours ☐ Normal

Lab # (Lab use)	Client Sample ID	Sample Collection Date	Sample Collection Time	Matrix Type	Sample Preserve	No., type* & size of container	Analyses Requested	Remarks
	SS-101	1-20-17	9:52	SOIL	—	1, 402 GLASS	LEAD, STLC Pb, TCLP Pb	HOLD
	SS-101 @ 1'		9:53					HOLD
	SS-102		10:02					
1	SS-102 @ 1'		10:03					HOLD
	SS-103		10:05					
	SS-103 @ 1'		10:06					HOLD
	SS-104		10:07					HOLD
	SS-104 @ 1'		10:08					HOLD
	SS-105		10:25					HOLD
	SS-105 @ 1'		10:26					HOLD
2	SS-106		10:27					HOLD
	SS-106 @ 1'		10:28					HOLD
	SS-107		10:29					
	SS-107 @ 1'		10:30					HOLD
	SS-108		10:31					HOLD

Relinquished By	Company	Date	Time	Received By	Company	Date	Time
Scott Howe	ESSW	1-20-17	11:30				
Relinquished By	Company	Date	Time	Received By	Company	Date	Time
				Cynthia Rojas	AR	1-20-17	11:30

Note: Samples are discarded 30 days after results are reported unless other arrangements are made.

Matrix Code: DW=Drinking Water, GW=Ground Water, WW=Waste Water, SD=Solid Waste, SL=Sludge, SS=Soil/Sediment, AR=Air, PP=Pure Product

Preservative Code: IC=Ice, HC=HCl, HN=HNO3, SH=NaOH, ST=Na2S2O3, HS=H2SO4

* Sample Container Types: T=Tedlar Air Bag, G=Glass Container, ST= Steel Tube, B= Brass Tube, P=Plastic Bottle, V=VOA Vial, E= EnCore

1-20-17 WO# 1701-232 (2) 1,1,1,2-TCA + 1,1,2,2-TCA WO# 1701-244 (2) 1,1,1-TCA + 1,1,2,2-TCA WO# 1702-92 (2) 1,1,1-TCA + 1,1,2,2-TCA *TCLP added 2/10/17 - per WO# 1701-232

APPENDIX E

Laboratory Data Validation Memoranda

QUALITY ASSURANCE/QUALITY CONTROL MEMORANDUM

Project:	Proposed Rondo Elementary School, Eastvale, California
File No.:	00727-03
Doc. No.:	17-02-718
Task:	PEA QA/QC Review
QA/QC Reviewed by:	Scot Stormo, PG, CHG, Earth Systems Southwest
Date:	February 27, 2017

1.0 INTRODUCTION

This memorandum has been prepared to document the Quality Assurance/Quality Control [QA/QC] activities performed as part of the project and task referenced above. QA/QC is the process used to verify that the data obtained during testing are accurate, precise, representative, and legally defensible. QA/QC includes activities to verify the collection of high quality samples, laboratory procedures to verify the proper function of the analytical equipment, and the collection and analysis of QA/QC samples to provide a means of identifying potential problems with the quality of the data. QA/QC includes activities performed by the sample collection team, the laboratory, and the data reviewers.

2.0 PROJECT INFORMATION

The subject site consists of a former dairy farm that is proposed to be redeveloped as an elementary school. Samples have been collected and analyzed as part of a Preliminary Endangerment Assessment [PEA] to evaluate whether chemicals are present on the site that might pose a threat to the health of future students, faculty and staff. The scope of work for the PEA was developed based on the findings of a Phase I Environmental Site Assessment and discussions with DTSC staff. Compounds of potential concern [COPCs] included metals, fuels, solvents, methane, and organochlorine pesticides [OCPs]. See the PEA report for additional details.

This memorandum has been prepared to review and validate the laboratory reports for samples obtained December 6, 2016, through February 9, 2017.

3.0 METHODS

3.1 Field Activities

Field activities were reviewed to evaluate compliance with the TM and other appropriate sampling protocols, including the following:

- Documentation
- Supplies
- Decontamination
- Equipment Calibration and Maintenance
- QC Samples
- Background Samples
- Variance from the Plan

3.2 Laboratory Data Review

The data review process includes reviewing the laboratory report regarding information about the samples, and review of the QA/QC information provided with the laboratory report to identify potential problems with the data.

3.2.1 Sample Information

The review of the sample information includes the following:

- Completeness of the Laboratory Report
- Chain of Custody
- Condition of Sample Containers
- Holding Times
- Preservation
- Flags
- Case Narrative

3.2.2 Analysis Information

The analytical laboratory used for this project has internal QA/QC procedures designed to ensure the quality of their results. Those procedures are an integral part of the process to obtain certification for the various test methods. Using only certified laboratories is one of the QA/QC procedures implemented on this project. The laboratory has an internal QA/QC process for verifying the function of their analytical instruments, and it is the laboratory's responsibility to perform those activities and correct any deficiencies identified. An audit of the laboratories internal QA/QC process was beyond the scope of this project except for: (1) Review of the QA/QC data presented in the laboratory report; and (2) Review of any "flags" attached to the laboratory data for indications of issues associated with the data.

The results of project-specific QA/QC analyses were reviewed to look for discrepancies between the actual and target values. The QA/QC analyses performed as part of this project include internal laboratory testing of matrix spikes [MS] and duplicates [MSD]; laboratory control samples and duplicates [LCS and LCSD]); the addition of surrogates to samples for some test methods; and collecting and analyzing duplicate samples. Note that comparison of duplicate samples is discussed in the PEA report.

- MS results are obtained by spiking a portion of an actual sample with known amounts of contaminants and then analyzing the spiked sample to verify that the laboratory test can detect the compounds in the matrix being tested. This is performed mostly for organic compounds that are not naturally occurring. MS results are evaluated for both the percent recovery of the spiked compound and the "relative percent difference" [RPD] between the MS and MSD. The RPD is a measure of the difference between the two results. The RPD is equal to the difference in the two values divided by the average of the two values {(A-B)/[(A+B)/2]}, expressed as a percent. RPD result can range from 0% (no difference in the values) to 200% (one concentration is 0 and the other is more

than 0). Liquids and gases should have RPDs of nearly 0% while the RPD of a soil can be influenced by differences inherent in the soil.

- The LCS and LCSD results are obtained by spiking a sample that is not associated with the site. The LCS and LCSD results are evaluated using the same procedure as for MS and MSD results.
- Surrogates are chemicals similar to the target analytes that are added to samples to verify that the instruments are working properly. Surrogates are evaluated by comparing the added concentration to the detected concentration to obtain the percent recovered. Surrogates are used primarily when analyzing for organic constituents, such as VOCs and OCPs.
- Duplicate samples consist of samples that are collected and handled in the same manner as the regular sample and tested for the same constituents as the regular sample collected from the same location. The results of the regular and duplicate samples are compared using the RPD. For soil samples, the "duplicate" is more properly called either a replicate or a split sample, because soil is inherently variable over small distances.

The data review process includes reviewing the laboratory report regarding information about the samples, and review of the QA/QC results as compared to the target criteria to identify potential problems with the data. The target RPDs and percent recoveries vary by chemical class and test method.

4.0 QA/QC REVIEW RESULTS

Three rounds of sample collection were conducted as part of the PEA; the first round was on December 6 through 15, 2016, the second round was on January 20, 2017, and the third round was on February 9, 2017. Most of the initial samples were analyzed immediately. Only four of the second round of samples were analyzed immediately; the others were put on "hold" as provisional samples and the laboratory was subsequently requested to analyze 6 of the held samples as the lateral and vertical extent of elevated concentrations were defined. Only two of the third round of samples were analyzed immediately while the other two samples were put on hold. In addition, samples with elevated concentrations of lead were reanalyzed to characterize the leachability of lead for disposal characterization. This resulted in a total of 9 separate laboratory reports. A table summarizing the QA/QC review results for the lab reports is attached to this document. General information regarding the reports and explanations of noteworthy features in each, are summarized below.

4.1 Field Activities

- **Documentation:** Field documentation consisted of logging each sample collected for laboratory analysis on a Chain-of-Custody form, and keeping notes of on-site activities. Issues of concern were not noted in the field documentation.
- **Supplies:** Soil samples were retained in new four-ounce glass jars with Teflon lids,

supplied by the laboratory. Ice was used to keep the samples cold until delivery to the laboratory. Soil gas samples were obtained in syringes (see the soil gas report for a detailed discussion of the methods used).

- **Decontamination:** Prior to soil sampling, the sample locations were excavated to 3 inches with a shovel, then the area was cleared with a clean stainless-steel trowel that was decontaminated between locations. Once the target soil was exposed, the sample jar was driven directly into the soil to obtain a "surface" soil sample. For deeper samples, a hand-auger was used to drill to target depth and the sample was collected from the blade portion of the auger once the target depth was reached. The hand auger was decontaminated between depth intervals.
- **Equipment Calibration and Maintenance:** Electronic field equipment was not used during this sampling episode.
- **QC Samples:** Duplicates were collected adjacent to original samples, and therefore the depth of the sample and of the duplicate remained consistent. A total of 14 duplicates were collected and 10 were analyzed. The extras were collected as provisional samples but were not needed.

  Field and equipment blanks were not collected as part of the soil sampling, but equipment blanks were analyzed as part of the soil gas sampling. No problems were identified in the testing of the equipment blanks.
- **Background Samples:** Background soil samples were not collected as part of this evaluation.
- **Variance from the Plan:** Variances from the TM regarding sample collection or laboratory analysis were:
  - "Step-out" samples were collected around sample location SS-40 to evaluate the lateral and vertical extent of elevated lead concentrations detected in that sample. The step-out samples were collected at a spacing of 5 feet along the perimeter of the building, and a distance of 2 feet outward from the samples along the building. Vertical step-out samples were collected where elevated concentrations were detected in shallower samples. The vertical step-out interval was 1 foot per round of testing.

4.2 Sample Information

- **Completeness of the Laboratory Report:** All submitted samples were requested to be analyzed on a normal turn-around time or "rush" basis. Some samples were collected as provisional samples, submitted with the main samples, and put on hold at the lab. Subsequent requests for analysis of these held samples were presented in separate laboratory reports.

- **Chain of Custody:** The chain-of-custody forms are attached and list all of the samples analyzed in each report, including time and date of collection, sample containers, matrix type, sampler's signature, and laboratory signature.
- **Condition of Sample Containers:** The samples were carried to the laboratory by a courier. The report indicates the samples were received intact by the laboratory.
- **Holding Times:** The samples were analyzed on a normal turn around or "rush" basis. Holding times were met.
- **Preservation:** The soil samples were chilled prior to being delivered to the laboratory. No other preservation technique is required for this matrix and these test methods. The soil gas samples were analyzed immediately and were not preserved.
- **Flags:** The laboratory report was reviewed to identify if any of the data was "flagged" to indicate problems with their ability to analyze the samples. No flags were noted in the lab reports.
- **Case Narrative:** No comments were provided in the case narrative section of the laboratory report.

4.3 Laboratory Information

- **Laboratories and Certifications:** A & R Laboratories [ARL] was used to perform the soil analyses. ARL is certified for these analyses. ARL's ELAP certification numbers are 2789, 2790 and 2122. Optimal Technology performed the soil gas survey. Optimal's ELAP certification number is 2779.
- **Analytical Methods:** The samples in this laboratory report were analyzed as follows:
  - Organochlorine pesticides [OCPs] using EPA method 8081A
  - Heavy metals using EPA method 6010B
  - Mercury using EPA method 7471A
  - Total petroleum hydrocarbons [TPH] using EPA method 8015 modified
  - Volatile organic compounds [VOCs] in soil gas using EPA method 8260B modified
  - Methane, oxygen and carbon dioxide ion soil gas using a Landtec GEM 2000 hand held detector

These are appropriate methods for these analytes.

4.4 QA/QC Data

The laboratory QA/QC data review is summarized in the attached table entitled Summary of QA/QC Review, with the results of each report summarized on a separate line. The quality control tests were within established limits. No problems were identified with the laboratory testing, though the soil gas survey had trouble collecting soil gas samples from a depth of 15 feet, apparently due to soils that were too "tight" to allow gases to move through them at

significant rates. This issue is not considered significant (if the soil is too tight for gas sampling, it will also be too tight for significant vapor migration).

5.0 CONCLUSIONS

The QA/QC results indicate that the analytical data are of a sufficient quality to meet the needs of this project.

Summary of QA/QC Review

Lab Name	Report No.	Report Date	New Samples	No. Analyzed	Field Issues	Date Sampled	Sample Info	Holding Times	LCS/LCSD	MS/MSD	Tracer Gas	Field Calibration	Equipment Blanks	Surrogates	Qualifiers	Dilution	DL vs. Threshold	Comments
Optimal	na	12/16/2016	21	21	Low Flow at 15 ft.	12/14/2016 & 12/15/2016	Soil Gas	Okay	Okay	na	Okay	Okay	Okay	na	None	None	Okay	Soil gas flow rates were too low to allow sampling at 15 feet. "Deep" samples collected at 11 to 14 feet instead.
ARL	1612-00051	12/14/2016	74	71	None	12/6/2016	Soil	Okay	Okay	Okay	na	na	na	Okay	None	None	Okay	None
ARL	1612-00155	12/20/2016	2	2	None	12/15/2016	Soil	Okay	Okay	Okay	na	na	na	Okay	None	None	Okay	None
ARL	1701-00188	1/24/2017	22	4	None	1/20/2017	Soil	Okay	Okay	na	na	na	na	na	None	None	Okay	None
ARL	1701-00232	1/27/2017	0	4	None	1/20/2017	Soil	Okay	Okay	na	na	na	na	na	None	None	Okay	None
ARL	1701-00249	1/27/2017	0	2	None	1/20/2017	Soil	Okay	Okay	na	na	na	na	na	None	None	Okay	None
ARL	1702-00091	2/14/2017	0	1	None	12/6/2016	Soil	Okay	Okay	na	na	na	na	na	None	50	Okay	STLC testing
ARL	1702-00092	2/10/2017	0	4	None	1/20/2017	Soil	Okay	Okay	na	na	na	na	na	None	50	Okay	STLC testing
ARL	1702-00097	2/13/2017	4	2	None	2/9/2017	Soil	Okay	Okay	na	na	na	na	na	None	None	Okay	None
ARL	1702-00129	2/17/2017	0	2	None	1/20/2017	Soil	Okay	Okay	na	na	na	na	na	None	5	Okay	TCLP testing

Notes: na = not applicable

APPENDIX F

Risk and Hazard Spreadsheet Printouts

USEPA SG-SCREEN
Version 2.0, 04/2003
DTSC Modification
December 2014

Department of Toxic Substances Control
Vapor Intrusion Screening Model - Soil Gas

DATA ENTRY SHEET

Scenario: Residential
Chemical: Benzene

Results Summary				
Soil Gas Conc. ($\mu g/m^3$)	Attenuation Factor (unitless)	Indoor Air Conc. ($\mu g/m^3$)	Cancer Risk	Noncancer Hazard
1.00E+02	7.1E-04	7.1E-02	7.3E-07	2.3E-02

Reset to Defaults

Soil Gas Concentration Data

ENTER Chemical CAS No. (numbers only, no dashes)	ENTER Soil gas conc., C_g ($\mu g/m^3$)	OR	ENTER Soil gas conc., C_g (ppmv)	Chemical
71432	1.00E+02			Benzene

MESSAGE: See VLOOKUP table comments on chemical properties and/or toxicity criteria for this chemical.

MORE ↓

ENTER Depth below grade to bottom of enclosed space floor, L_F (15 or 200 cm)	ENTER Soil gas sampling depth below grade, L_s (cm)	ENTER Average soil temperature, T_S (°C)	ENTER Vadose zone SCS soil type (used to estimate soil vapor permeability)	OR	ENTER User-defined vadose zone soil vapor permeability, k_v (cm^2)
15	152	24	SIC		

MORE ↓

Lookup Soil Parameters

ENTER Vandose zone SCS soil type	ENTER Vadose zone soil dry bulk density, ρ_b^A (g/cm^3)	ENTER Vadose zone soil total porosity, n^V (unitless)	ENTER Vadose zone soil water-filled porosity, θ_w^V (cm^3/cm^3)	ENTER Average vapor flow rate into bldg. (Leave blank to calculate) Q_{soil} (L/m)
SIC	1.38	0.481	0.216	5

MORE ↓

Lookup Receptor Parameters

	ENTER Averaging time for carcinogens, AT_C (yrs)	ENTER Averaging time for noncarcinogens, AT_{NC} (yrs)	ENTER Exposure duration, ED (yrs)	ENTER Exposure frequency, EF (days/yr)	ENTER Exposure Time ET (hrs/day)	ENTER Air Exchange Rate ACH $(hour)^{-1}$
NEW=> Residential	70	26	26	350	24 (NEW)	0.5 (NEW)

END

APPENDIX G
References

REFERENCES

Bradford, G.R., A.C. Chang, A.L. Page, D Bakhtar, J.A. Frampton and H. Wright, 1996. *Background Concentrations of Trace and Major Elements in California Soils*, Kearney Foundation of Soil Science, Division of Agriculture and Natural Resources, University of California, March 1996.

California Department of Toxic Substances Control, 1994. *Preliminary Endangerment Assessment Guidance Manual*, January 1994, – Revised October 2015.

_____, 2006a. *Data Validation Memorandum, Summary of the Level II Data Validation for Advanced Technology Laboratory Report ATV5976, Dated April 25, 2006*. Written by Stephanie Lewis, dated May 2, 2006.

_____, 2006b. *Interim Guidance Evaluation of School Sites with Potential Soil Contamination as a Result of Lead from Lead-based Paint, Organochlorine Pesticides from Termiticides, and Polychlorinated Biphenyls from Electrical Transformers*, revised June 9, 2006.

_____, 2008. *Interim Guidance of Sampling Agricultural Properties (Third Revision)*, April 30, 2008.

Earth Systems Southwest, 2016a. *Report of Phase I Environmental Site Assessment, Proposed Rondo Elementary School, APNs 144-070-005 through -009, Southeast Corner of Hellman Avenue and Walters Street, Eastvale, Riverside, California*, File No. BD-00727-01, Doc. No. 16-06-714, dated June 30, 2016.

_____, 2016b. *Geotechnical Engineering and Geologic Hazards Report for Proposed Rondo Elementary School, APNs 144-070-005 through -009, 7620 Hellman Avenue, Eastvale, Riverside, California*, File No. 00727-02, Document No. 16-10-700, dated September 30, 2016.

_____, 2016c. *Revised Draft Technical Memorandum, Scope of Work for Preliminary Endangerment Assessment, Proposed Rondo Elementary School, APNs 144-070-005 through -009, SEC of Hellman Avenue and Walters Street, Eastvale, Riverside, California*, File No. 00727-03, Document No. 16-09-714R, dated November 3, 2016.

United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey, http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx, website accessed October 7, 2014.

United States Geologic Survey, 1967, *Corona North, Calif., NW/4 Banning 7.5 'Quadrangle,* photo-revised 1981.

United States Environmental Protection Agency, Region 9, Regional Screening Values spreadsheet, downloaded January 2015.

APPENDIX H

Housekeeping Action Documentation

NON-HAZARDOUS WASTE MANIFEST

1. Generator ID Number	2. Page 1 of	3. Emergency Response Phone	4. Waste Tracking Number
	1	800-898-4377	NHE 400857

GENERATOR

5. Generator's Name and Mailing Address
Corona Norco USD
2820 Clark Ave
Norco CA 92860
Generator's Phone: 951 736-5131

Generator's Site Address (if different than mailing address)
Corona Norco USD
7620 Hellman Avenue
Corona CA 92880

6. Transporter 1 Company Name: Environmental Logistics, Inc.
U.S. EPA ID Number: CAR000172480

7. Transporter 2 Company Name
U.S. EPA ID Number

8. Designated Facility Name and Site Address
Filter Recycling Services, Inc
1901 W. Monte Avenue
Bloomington CA 92316
Facility's Phone: 909 421-2012
U.S. EPA ID Number: CAD982444481

	9. Waste Shipping Name and Description	10. Containers No.	10. Containers Type	11. Total Quantity	12. Unit Wt./Vol.
	Non-Hazardous Waste Solid (Soil C/W Lead Paint Residue)	1	CM	5	Y
	2.				
	3.				
	4.				

13. Special Handling Instructions and Additional Information
1) WO#400857 Profile#17022021
BIN# 1003

14. **GENERATOR'S/OFFEROR'S CERTIFICATION:** I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations.

Generator's/Offeror's Printed/Typed Name: Nancy Baker | Signature | Month 2 | Day 21 | Year 17

INT'L

15. International Shipments ☐ Import to U.S. ☐ Export from U.S. Port of entry/exit:
Transporter Signature (for exports only): Date leaving U.S.:

TRANSPORTER

16. Transporter Acknowledgment of Receipt of Materials

Transporter 1 Printed/Typed Name: Johnny MENDOZA | Signature | Month 2 | Day 22 | Year 17

Transporter 2 Printed/Typed Name | Signature | Month | Day | Year

DESIGNATED FACILITY

17. Discrepancy

17a. Discrepancy Indication Space ☐ Quantity ☐ Type ☐ Residue ☐ Partial Rejection ☐ Full Rejection

Manifest Reference Number:

17b. Alternate Facility (or Generator) | U.S. EPA ID Number
Facility's Phone:

17c. Signature of Alternate Facility (or Generator) | Month | Day | Year

18. Designated Facility Owner or Operator: Certification of receipt of materials covered by the manifest except as noted in Item 17a

Printed/Typed Name: Sarah Amick | Signature: Sarah Amick | Month 2 | Day 24 | Year 17

Department of Toxic Substances Control

Matthew Rodriquez
Secretary for
Environmental Protection

Barbara A. Lee, Director
5796 Corporate Avenue
Cypress, California 90630

Edmund G. Brown Jr.
Governor

April 14, 2017

Mr. Ted E. Rozzi
Assistant Superintendent of Facilities
Corona-Norco Unified School District
2820 Clark Avenue
Norco, California 92860

APPROVAL OF PRELIMINARY ENVIRONMENTAL ASSESSMENT REPORT, RONDO ELEMENTARY SCHOOL, SOUTHEAST CORNER OF HELLMAN AVENUE AND WALTERS STREET, EASTVALE (SITE CODE: 404934)

Dear Mr. Rozzi:

The Department of Toxic Substances Control (DTSC) reviewed the "Prelirninary Environmental Assessment" (PEA) report (Earth Systems Southwest, February 27, 2017) received on April 12, 2017, for the Rondo Elementary School site (Site). The PEA was prepared in response to DTSC comments on the previous version forwarded in a letter dated March 15, 2017. The PEA presents investigation results and conclusions based on a health risk screening evaluation for the Site.

In addition, the Corona-Norco Unified School District (District) notified DTSC on April 12, 2017 that it has complied with all public review and comment requirements for the PEA pursuant to Option A (Ed. Code § 17213.1, subd. (a)(6)(A)). The District made the PEA available for public review and comment from March 3, 2017 through April 11, 2017 and a public hearing was held on April 11, 2017. No public comments were received regarding the PEA.

According to the PEA, the Site consists of approximately 10 acres of land, depicted on the figure enclosed herein, located at the southeast corner of Hellman Avenue and Walters Street in Eastvale, Riverside County, California. The majority of the Site is currently open fields. The Site was found to contain two residences and was formerly used as a dairy and a vehicle repair shop. Active dairy use ended about 30 years ago and the vehicle repairs ended about 20 years ago. Although no information was provided regarding agricultural chemicals used on site, pesticides and fertilizers were commonly used for agricultural activities. In addition, the Site contains a septic tank.

Printed on Recycled Paper

The PEA investigation activities included lead from lead-based paints, heavy metals associated with stockpiles suspected to have been stored onsite, total petroleum hydrocarbons (TPH) associated with machinery and/or an underground storage tank (UST) that may have been used at the Site, volatile organic compounds (VOCs) associated with fuels and solvents or septic tanks, organochlorine pesticides (OCPs) associated with past farming and pest control activities, and methane from decay of dairy-related organic waste that may pose a threat to human health and the environment.

Based on review of the PEA, neither a release of hazardous material nor the presence of a naturally occurring hazardous material, which would pose a threat to public health or the environment under unrestricted land use, was indicated at the Site. Therefore, DTSC concurs with the conclusion of the PEA that further environmental investigation of the Site is not required and hereby approves the PEA.

Pursuant to Education Code section 17213.2, subdivision (e), if a previously unidentified release or threatened release of a hazardous material or the presence of a naturally occurring hazardous material is discovered anytime during construction at the Site, the District shall cease all construction activities at the Site and notify DTSC. Additional assessment, investigation or cleanup may be required.

If you have any questions regarding this project, please contact me at (714) 484-5368 or Shahir.Haddad@dtsc.ca.gov, or contact Mr. Johnson P. Abraham, Project Manager, at (714) 484-5476 or Johnson.Abraham@dtsc.ca.gov.

Sincerely,

Shahir Haddad, P.E.
Supervising Engineer
Brownfields Restoration and School Evaluation Branch
Brownfields and Environmental Restoration Program - Cypress

ed/ja/sh

Enclosure

cc: See next page.

cc: Mr. Lynne Murray (via e-mail)
Corona-Norco Unified School District
lemurray@cnusd.k12.ca.us

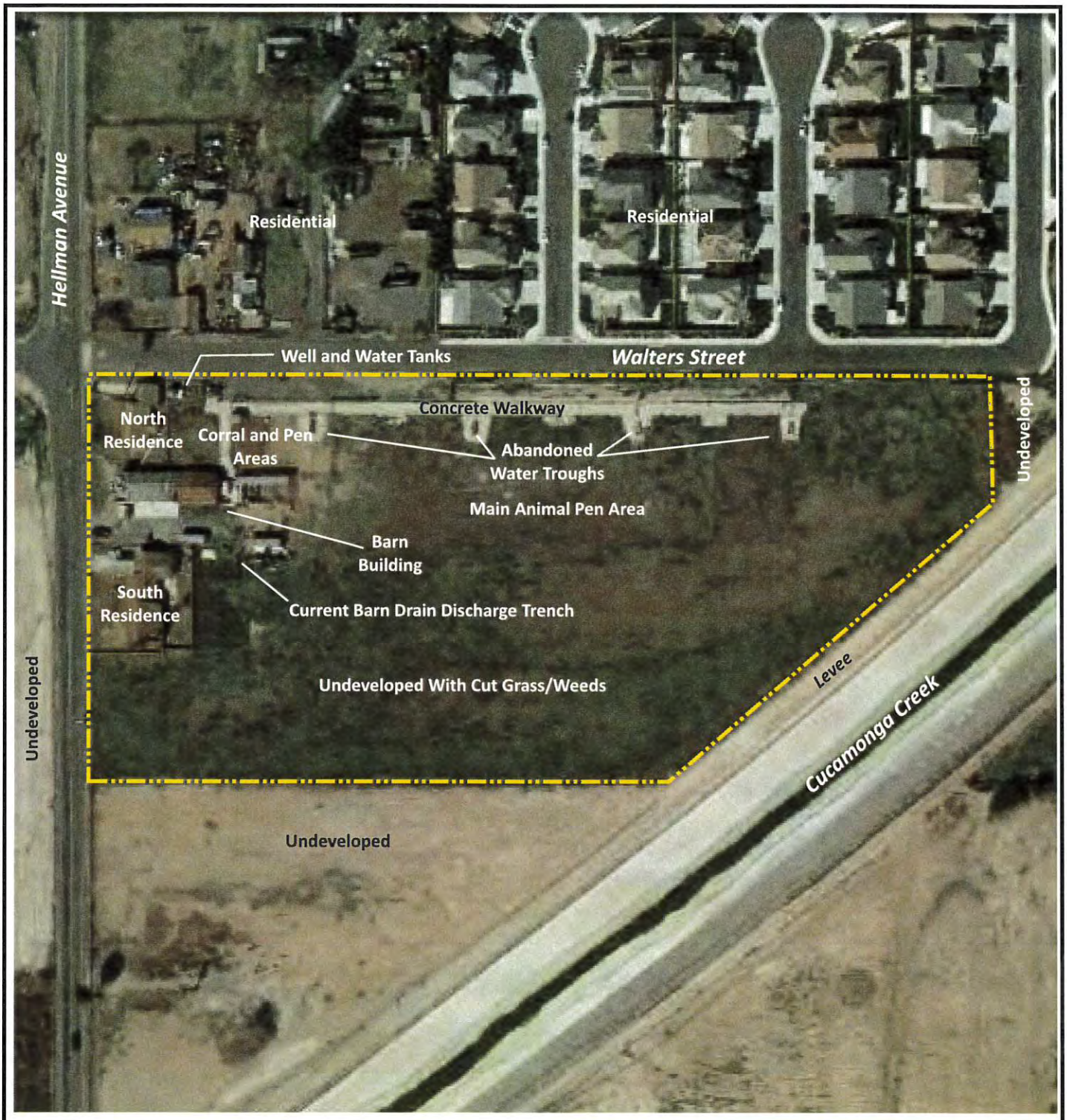
Mr. Scot A. Stormo (via e-mail)
Senior Vice President, Associate Hydrogeologist
Earth Systems Southwest
sstormo@earthsystems.com

Mr. Joe Hwong, P.G. (via e-mail)
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Dr. Cy Jeng, Ph.D. (via e-mail)
Staff Toxicologist
Human and Ecological Risk Office – Sacramento Office
Cy.Jeng@dtsc.ca.gov

Mr. Johnson P. Abraham (via e-mail)
Project Manager
Brownfields Restoration and School Evaluation Branch – Cypress Office
Johnson.Abraham@dtsc.ca.gov

Brownfields Restoration and School Evaluation Branch Reading File – Cypress



Reference: Google Earth, 2016

LEGEND

Site Boundary

Approximate Scale: 1" = 150'

0 150 300

N

Figure 1
Site Layout

Rondo Elementary School
Southeast Corner of Hellman Ave. and Walters St.
Eastvale, Riverside County, California

Earth Systems Southwest

2/27/2017	BD-00727-03

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City of Eastvale
12373 Limonite Ave., Suite 910
Eastvale, CA 91752
Attention: City Clerk

EXEMPT FROM RECORDING FEES PER
GOVERNMENT CODE §27383

Space above this line for Recorder's use.

APNs:144-070-016, 144-070-017, 144-070-018, and 144-070-020

AFFORDABLE HOUSING AGREEMENT

AND

DECLARATION OF RESTRICTIVE COVENANTS

by and between

THE CITY OF EASTVALE

and

_____

(Density Bonus Below Market-Rate For-Sale Units)

This Affordable Housing Agreement (this "**Agreement**") is entered into effective as of _____, 202_ (the "**Effective Date**") by and among the City of Eastvale, a California municipal corporation ("**City**"), and _____, a [California] _____ ("**Developer**"). City and Developer are referred to herein individually as a "Party" and collectively as the "Parties."

RECITALS

The following recitals are an integral part of this Agreement and are binding on the Parties. Capitalized terms used in these Recitals and elsewhere in this Agreement shall have the meanings ascribed to such terms as set forth in Section 2 below.

A. Developer is the owner of the real property located in the City of Eastvale, Riverside County, California, consisting of approximately ___ acres, located at Assessor's Parcel Nos. 144-070-016, 144-070-017, 144-070-018, and 144-070-020 in the City of Eastvale, known as Riverside County and more particularly described in Exhibit A attached hereto (the "**Property"**).

B. Developer intends to construct a thirty-five (35) unit residential development (the "**Project"**) on the Property in accordance with City of Eastvale City Council Resolution No. _____ adopted on _____, 202_, approving the Project subject to conditions of approval related to development of the Property and the Project (**"Conditions of Approval")**.

C. The Project includes the development of two (2) residential units that will be sold to Eligible Households at an Affordable Sales Price in accordance with the state density bonus provisions in Government Code sections 65915 to 65918 ("**Density Bonus Law**").

D. This Agreement is intended to satisfy the requirements of the Density Bonus Law, and to regulate and restrict the Project's Restricted Units for sale to Eligible Purchasers at Affordable Sales Prices. The Parties intend the covenants set forth in this Agreement to run with the land and to be binding upon Developer and Developer's successors and assigns.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Recitals Incorporated. The Recitals set forth above are hereby incorporated into this Agreement.

2. Definitions. The following terms shall have the meanings set forth below whenever used in this Agreement or the Exhibits hereto, unless the context clearly indicates otherwise.

"Actual Household Size" means the actual number of persons in the applicable household.

"**Affordable Housing Cost**" means a monthly obligation to pay mortgage payments (principal and interest), property taxes, property insurance, mortgage insurance, utilities, and homeowners' association dues (if applicable) in an aggregate amount not greater than one-twelfth

of thirty percent (30%) of fifty percent (50%) of Area Median Income, adjusted for Household Size Appropriate for the Unit.

"Affordable Sales Price" means the maximum sales price for a Restricted Unit as determined by the City pursuant to Exhibit C that will result in an Affordable Housing Cost for the homebuyer.

"**Area Median Income**" **or** "**AMI**" means the median annual income for Riverside County, California, adjusted for Actual Household Size, as determined by the U.S. Department of Housing and Urban Development pursuant to Section 8 of the United States Housing Act of 1937 and as published from time to time by the State of California Department of Housing and Community Development in Section 6932 of Title 25 of the California Code of Regulations or successor provision published pursuant to California Health and Safety Code Section 50093(c).

"City" means the City of Eastvale, California.

"City's Authorized Representative" means the City Manager of the City of Eastvale.

"City Council" means the City Council of the City of Eastvale.

"Claims" is defined in Section 10.

"Conditions of Approval" is defined in Recital B.

"Density Bonus Law" is defined in Recital C.

"Developer" is defined in the preamble to this Agreement. Each reference herein to the "Developer" shall mean the Developer and the Developer's successors and assigns.

"Eligible Purchaser" means a person whose annual household Gross Income does not exceed the qualifying limit for Very Low Income Households and who demonstrates to the reasonable satisfaction of the City that they:

(i) Will provide funds (cannot be financed) in the amount of at least three percent (3%) of the purchase price of the Restricted Unit;

(ii) Will qualify for and obtain a mortgage loan to finance acquisition of the Restricted Unit in a maximum amount equal to ninety-seven percent (97%) of the sales price plus closing costs; and

(iii) Will, after purchase of a Restricted Unit, have a monthly housing cost (principal, interest, taxes, insurance and homeowner association fees) that does not exceed Affordable Housing Cost.

"Excess Proceeds Note" means the Secured Promissory Note that each purchaser of a Restricted Unit will be required to execute for the benefit of City at the closing for the purchase of the Restricted Unit. The Excess Proceeds Note shall be in a form approved by City.

"Gross Income" shall have the meaning set forth in Section 6914 of Title 25 of the California Code of Regulations as such Section may be revised from time to time, and shall mean the combined Gross Income of all adult persons in the applicable household.

"Household Size Appropriate for the Unit" means the number of bedrooms in a dwelling unit plus one, consistent with Section 50052.5(h) of the California Health and Safety Code, subject to the application of federal rules and regulations applicable to Project financing sources (if any).

"Indemnitees" is defined in Section 10.

"Map" means the final Subdivision Map for the Property that will be recorded in the Official Records.

"Market-Rate Units" means the residential units to be constructed within the Project that are not Restricted Units.

"Official Records" means the Official Records of the Riverside County Recorder.

"Performance Deed of Trust" means the Performance Deed of Trust and Assignment of Rents, that each purchaser of a Restricted Unit will be required to execute for the benefit of City to secure the homebuyer obligations under the Resale Restriction Agreement and the Excess Proceeds Note. The Performance Deed of Trust will be in a form approved by City, and will be recorded in the Official Records at the closing for the sale of each Restricted Unit.

"Project" is defined in Recital B.

"Property" is defined in Recital A.

"**Resale Restriction Agreement**" means the Affordable Housing Resale Restriction Agreement and Option to Purchase that each purchaser of a Restricted Unit will be required to execute at the closing for the purchase of the Restricted Unit. The Resale Restriction Agreement shall be in a form approved and executed by City, and will be recorded in the Official Records against the Restricted Unit at the closing for the sale of the Restricted Unit.

"Restricted Units" means the four (4) residential units to be constructed within the Project that are required to be sold at Affordable Sales Price to Eligible Purchasers pursuant to this Agreement.

"Restricted Unit Lots" means the individual lots in the Project that will be created upon final map recordation that are designated for Restricted Units as part of the Project. Specifically, the Restricted Unit Lots are lots 44, 51, 59, and 73, each of which have a three-bedroom, 1,905 square-foot Restricted Unit. At times the Restricted Unit Lots are referred to individually herein as a "Restricted Unit Lot."

"Site Plan" means the site plan for the Project approved by the City Council in conjunction with its approval of the Project and attached hereto as Exhibit B. The Site Plan depicts the location of the Restricted Units.

"Very Low Income Household" means a household income that does not exceed the qualifying limit of AMI for very low income families for Riverside County, adjusted for Actual Household Size, as described in Section 50105 of the California Health and Safety Code, as published annually for Riverside County pursuant to 25 California Code of Regulations section 6932, or successor provision(s)..

3. Compliance with Conditions of Approval. Developer shall construct the Project in accordance with plans approved by City, and shall satisfy all Conditions of Approval, including without limitation, all contingencies regarding the issuance of permits, entitlements, and certificates of occupancy for the Project, which shall remain in full force and effect and unmodified by this Agreement. Developer shall comply with the Density Bonus Law by selling four (4) residential units developed within the Project to Eligible Households at Affordable Sales Prices in accordance with the terms of this Agreement.

4. Restricted Units, Income Categories. Developer hereby covenants and agrees for itself and its successors and assigns, that all of the Restricted Units shall be sold to Eligible Households at Affordable Sales Price in accordance with this Agreement. The Restricted Units shall consist of two (2) three-bedroom units and shall be restricted for sale at Affordable Sales Prices to Eligible Purchasers that qualify as Very Low Income Households. Developer agrees for itself and its successors and assigns to give priority to Eligible Households that currently reside in the City of Eastvale in the purchase of the Restricted Units, to the extent permissible under applicable state and federal laws and regulations. In connection with the sale of each Restricted Unit, the City and the homebuyer will execute a Resale Restriction Agreement that will be recorded against the Restricted Unit, the homebuyer will be obligated to execute and deliver to City an Excess Proceeds Note, and the homebuyer will be obligated to execute a Performance Deed of Trust that will be recorded against the Restricted Unit. Among other requirements, the Resale Restriction Agreement for each Restricted Unit shall provide that the Restricted Unit must be occupied as the homebuyer's principal residence. Developer shall not sell or transfer any Restricted Unit unless and until the documents described above are executed and approved by City.

5. Phasing; Location; Amenities. The Restricted Units shall be constructed and made available for sale to Eligible Households concurrently with the Market-Rate Units throughout the construction of the Project. The Restricted Units shall not be concentrated in one location within the Project, but instead shall be dispersed throughout the Project, and shall be located as shown on the Site Plan. The Restricted Units shall be comparable to the Market-Rate Units in the Project in their appearance, materials, and exterior and interior finishes, appliances, and fixtures. The Restricted Units must contain dishwashers, refrigerators, garbage disposals, cooking facilities, and laundry facilities. The City shall have the right to inspect the Restricted Units to determine whether they have been constructed in accordance with this Section. Residents of Restricted Units shall have access to all Project amenities and recreational facilities available to residents of the Project's Market-Rate Units.

6. Recordation of Agreement; Term**.** This Agreement shall be recorded in the Official Records against the Restricted Unit Lots in the Project promptly following its execution by all Parties and recordation of the final map for the Project that will create the Restricted Unit Lots. This Agreement shall remain effective and fully binding regardless of any sale, assignment,

transfer, or conveyance of any of the Restricted Unit Lots or Restricted Units or any part thereof or interest therein, and shall remain in effect as to each Restricted Unit Lot until such time that each Restricted Unit is sold at Affordable Sales Prices to Eligible Households in accordance with this Agreement and a Resale Restriction Agreement is recorded against the Restricted Unit Lot. Upon the sale of a Restricted Unit, this Agreement shall terminate and be of no further force and effect as to that Restricted Unit Lot and the Restricted Unit located thereon that has been sold in accordance with this Agreement, provided that the required Resale Restriction Agreement has been recorded against the Restricted Unit Lot.

7. No Subordination. Developer hereby represents, warrants and covenants that with the exception of easements of record, absent the written consent of City which City may grant or withhold in the exercise of its sole discretion, this Agreement shall not be subordinated in priority to any lien (other than those pertaining to taxes or assessments), encumbrance, or other interest in the Restricted Unit Lots in the Project. If at the time this Agreement is recorded, any interest, lien, or encumbrance has been recorded against any of the Restricted Unit Lots in the Project in position superior to this Agreement, upon the request of City, Developer hereby covenants and agrees to promptly undertake all action necessary to clear such matter from title or to subordinate such interest to this Agreement consistent with the intent of and in accordance with this Section 7, and to provide such evidence thereof as City may reasonably request.

8. Binding on Successors; Covenants Run with the Land. Developer hereby subjects the Restricted Unit Lots to the covenants and restrictions set forth in this Agreement. The Parties hereby declare their express intent that the covenants and restrictions set forth herein shall be deemed covenants running with the land pursuant to California Civil Code §1468, and subject to the provisions of Section 9 below, shall be binding upon and inure to the benefit of the respective heirs, administrators, executors, successors in interest, transferees, and assigns of Developer and City, regardless of any sale, assignment, conveyance or transfer of the Restricted Unit Lots or any part thereof or interest therein. So long as this Agreement remains of record, any conveyance of the Restricted Unit Lots shall be conclusively held to have been delivered and accepted subject the requirements set forth in this Agreement, without regard to whether any party to such transaction has actual knowledge of the restrictions hereof. The burden of this Agreement touches and concerns each of the Restricted Units, the Project and the Property in that the restrictions set forth herein may render the owner's interest therein less valuable, and they enhance and increase the enjoyment and use of the Project, the Property and the Restricted Units by Eligible Purchasers who will benefit from such covenants and restrictions. Developer agrees for itself and for its successors that in the event that a court of competent jurisdiction determines that the covenants herein do not run with the land, such covenants shall be enforced as equitable servitudes against the Property in favor of City.

9. Reconveyance. Concurrently with the sale of each Restricted Unit to an Eligible Purchaser and recordation of the Resale Restriction Agreement and the Performance Deed of Trust, the Parties shall execute and record appropriate instruments to release and reconvey this Agreement as to such Restricted Unit. Such instrument shall be deposited with the escrow holder with instructions to record it concurrently with the close of escrow for the sale of the Restricted Unit to the Eligible Purchaser. Upon the sale of a Restricted Unit, this Agreement shall terminate as to that Restricted Unit and Restricted Unit Lot, provided that the required Resale Restriction has been recorded, and Developer shall be released from all obligations

hereunder except those that expressly survive termination. Nothing contained herein shall terminate Developer's obligations if any, with regard to the construction and quality of the Restricted Units, which obligations shall survive the sale of the Restricted Units and shall terminate only as provided by law.

10. Hold Harmless and Indemnification. To the greatest extent permitted by law, Developer will indemnify, defend (with counsel approved by City) and hold harmless City and its elected and appointed officials, officers, employees, agents, consultants, contractors, and board members (all of the foregoing, collectively the "**Indemnitees**") from and against all liability, loss, cost, expense (including without limitation attorneys' fees and costs of litigation), claim, demand, action, suit, judicial or administrative proceeding, penalty, deficiency, fine, order, and damage (all of the foregoing collectively "**Claims**") arising directly or indirectly, in whole or in part, as a result of or in connection with or relating in any manner to the Property, the Project, the Restricted Units, or Developer's performance or non-performance under this Agreement, except to the extent arising from the gross negligence or willful misconduct of the Indemnitees. The provisions of this Section shall survive the expiration or other termination of this Agreement and the release of part or all of the Property from the burdens of this Agreement.

11. Default; Remedies. In the event of any breach of this Agreement, the non-defaulting Party shall provide written notice of default to the Party in default. If the default is not cured within thirty (30) days after delivery of such notice, or in the case where the default cannot be cured within thirty (30) days and the defaulting party does not diligently and continuously pursue a cure of the default until the default is cured, then the non-defaulting Party shall have the right to take legal or other action to enforce this Agreement, including without limitation, bringing an action for equitable relief seeking the specific performance of the terms and conditions of this Agreement, and/or enjoining, abating, or preventing any violation of such terms and conditions, and/or seeking declaratory relief or damages. Each of the remedies provided herein is cumulative and not exclusive, and each Party may exercise from time to time any rights and remedies available to it under applicable law or in equity, in addition to, and not in lieu of, any rights and remedies expressly provided in this Agreement.

12. Fair Housing; Non-Discrimination. Developer shall comply with all applicable State and federal fair housing laws in the marketing and sale of all residential units in the Project. Developer shall not restrict the rental, sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the Property, the Project, or any portion thereof, on the basis of race, color, religion, creed, sex, sexual orientation, disability, actual or perceived gender identity, marital status, ancestry, or national origin of any person. Developer covenants for itself and all persons claiming under or through it, and this Agreement is made and accepted upon and subject to the condition that there shall be no discrimination against or segregation of any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the Property or part thereof, nor shall Developer or any person claiming under or through Developer establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in, of, or for the Property or part thereof. Developer shall include such provision in all

deeds, leases, contracts and other instruments executed by Developer, and shall enforce the same diligently and in good faith.

13. Mortgagee Protection. No violation of any provision contained herein shall defeat or render invalid the lien of any mortgage or deed of trust made in good faith and for value upon all or any portion of the Project or the Property, and the purchaser at any trustee's sale or foreclosure sale shall not be liable for any violation of any provision hereof occurring prior to the acquisition of title by such purchaser. Such purchaser shall be bound by and subject to this Agreement from and after such trustee's sale or foreclosure sale.

14. Miscellaneous.

14.1 Notices. Except as otherwise specified herein, all notices to be sent pursuant to this Agreement shall be made in writing, and sent to the Parties at their respective addresses specified below or to such other address as a Party may designate by written notice delivered to the other parties in accordance with this Section. All such notices shall be sent by: (i) personal delivery, in which case notice is effective upon delivery; (ii) certified or registered mail, return receipt requested, in which case notice shall be deemed delivered upon receipt if delivery is confirmed by a return receipt; or (iii) nationally recognized overnight courier, with charges prepaid or charged to the sender's account, in which case notice is effective on delivery if delivery is confirmed by the delivery service.

City:

City of Eastvale
12373 Limonite Ave., Ste. 910
Eastvale, CA 91752
Attention: Community Development Director

Developer:

_____
_____
Attention:_____

14.2 No Third-Party Beneficiaries. This Agreement is not intended to be for the benefit of any person other than the Parties and their permitted successors and assigns.

14.3 Attorneys' Fees. If any legal or administrative action is brought to interpret or enforce the terms of this Agreement, the prevailing party shall be entitled to recover all reasonable attorneys' fees and costs incurred in such action, including without limitation, attorneys' fees attributable to City's in-house counsel based upon comparable fees of private attorneys practicing in Riverside County.

14.4 Amendments. This Agreement may be amended, changed, or modified only by an agreement in writing signed by the Parties or their respective permitted successors and recorded in the Official Records.

14.5 No Waiver. Any waiver of any term or provision of this Agreement must be in writing. No waiver shall be implied from any delay or failure by a Party to take action on any breach or default hereunder or to pursue any remedy allowed under this Agreement or applicable law. No failure or delay by a Party at any time to require strict performance of any provision of this Agreement or to exercise any election contained herein or any right, power or remedy hereunder shall be construed as a waiver of any other provision or any succeeding breach of the same or any other provision hereof or a relinquishment for the future of such election.

14.6 Severability. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid or illegal, such invalidity or illegality shall not affect, impair or invalidate any other provision hereof, and such remaining provisions shall remain in full force and effect.

14.7 Headings; Interpretation. The captions used in this Agreement are for convenience only and shall not be considered in the construction or interpretation of any provision hereof. Unless expressly stated otherwise, each reference to a particular Section of this Agreement shall mean all subsections and subparagraphs of such Section. The language of this Agreement shall be construed as a whole according to its fair meaning and not strictly for or against any Party, notwithstanding the drafting of the Agreement by any Party or Party's representative. All references in this Agreement to particular statutes, regulations, ordinances or resolutions of the United States, the State of California, or the City of Eastvale shall be deemed to include the same statute, regulation, ordinance or resolution as hereafter amended or renumbered, or if repealed, to such other provisions as may thereafter govern the same subject.

14.8 Governing Law and Venue. This Agreement shall be construed and enforced in accordance with the laws of the State of California without regard to principles of conflicts of law. Any action to enforce or interpret this Agreement shall be filed and heard in the Superior Court of Riverside County, California, or in the Federal District Court for the Central District of California.

14.9 Authority. Each person executing this Agreement on behalf of a Party represents warrants that he or she has the actual authority to execute and deliver the Agreement on behalf of such Party and that the Agreement is binding on such Party.

14.10 Entire Agreement; Exhibits. This Agreement, together with the Conditions of Approval, contains the entire agreement of Parties with respect to the subject matter hereof, and supersedes all prior oral or written agreements with respect thereto. Exhibits A through C attached hereto are incorporated herein by this reference. The Parties each acknowledge and agree that they have not relied on any representations of the other Parties or their representatives, except to the extent that such representations are expressly set forth herein.

14.11 Further Assurances. Each Party shall execute, acknowledge and deliver to the other Parties such other documents and instruments, and take such other actions, as either shall reasonably request as may be necessary to carry out the intent of this Agreement

14.12 Parties Not Co-Venturers; No Agency Relationship. Nothing in this Agreement is intended to or shall establish the Parties as partners, co-venturers, or principal and agent with one

another. The relationship of the Parties shall not be construed as a joint venture, equity venture, partnership or any other relationship. City neither undertakes nor assumes any responsibility or duty to Developer (except as expressly provided in this Agreement) or to any third party with respect to the Project. Developer and its agents and employees shall at no time pretend to be or hold themselves out as employees or agents of City, and Developer shall have no authority to act as an agent or to bind City to any obligation.

14.13 Action by the City. Whenever action and/or approval by City is required under this Agreement, such action or approval shall be in writing, and the City's Authorized Representative or his or her designee may act on and/or approve such matter unless specifically provided otherwise, or the City's Authorized Representative determines in his or her discretion that such action or approval requires referral to City Council for consideration.

14.14 Non-Liability of City and City Officials, Employees and Agents. No member, official, employee or agent of the City shall be personally liable to Developer or any successor in interest, in the event of any default or breach by the City, or for any amount of money which may become due to Developer, or their respective successors, or for any obligation of City under this Agreement.

14.15 Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be an original and all of which together shall constitute one agreement.

SIGNATURES ON FOLLOWING PAGES

IN WITNESS WHEREOF, the Parties have executed this Affordable Housing Agreement effective as of the date first written above.

DEVELOPER:

Richmond American Homes of Maryland, Inc.,
a Maryland corporation

_____, a [California] _____

By:_____

Print Name:_____

Title:_____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)

On _____, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:_____ (seal)

[City Signatures on Following Page]

City Signature Page to Affordable Housing Agreement

CITY:

CITY OF EASTVALE, a municipal corporation

_____
Mark Orme, City Manager

Approved as to form:

_____
Erica Vega, City Attorney

Attest:

_____
Marc Donohue, City Clerk

Exhibit A

PROPERTY

Real property situated in the County of Riverside, City of Eastvale, State of California, and described as follows:

LOTS 11 AND 24 OF TRACT NO. 39416, IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP FILED IN BOOK _____ OF MAPS, AT PAGES _____ THROUGH _____, INCLUSIVE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Exhibit B

SITE PLAN



Exhibit C

RESTRICTED UNIT SALE PRICES

	Affordable Sales Price Very Low Income Households Fiscal Year 2025 - 2026
3-Bedroom	**$110,000.00**

The Affordable Sales Price is based upon Area Median Income for the applicable household income category, the unit size, and an affordability percentage. These figures are combined with an estimated total housing payment. Pricing applies to homes sold within the specified fiscal year. Pricing is subject to adjustment.

RESOLUTION NO. 26-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EASTVALE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE THE DENSITY BONUS AGREEMENT, TENTATIVE TRACT MAP NO. 39416, AND THE MASTER SITE PLANNING AND ARCHITECTURE OF A 35 UNIT SINGLE FAMILY RESIDENTIAL COMMUNITY, WITH PARKING AREAS, LANDSCAPING, AND OPEN SPACE LOCATED AT THE NORTHEAST CORNER OF WALTERS STREET AND HELLMAN AVENUE. ASSESSORS PARCEL NUMBERS 144-070-016, 144-070-017, 144-070-018, AND 144-070-020.

WHEREAS, the Planning Department of the City of Eastvale received an application (PLN25-20102) on December 10, 2025, from Regent Land Company, LLC. (the "Applicant") requesting approval of Tentative Tract Map 39416, Major Development Review, and a density bonus agreement to allow for the construction of a new 35-unit single family residential community, two (2) of which are proposed as onsite very low-income affordable units with associated parking areas, landscaping, and open space (the "Project"); and

WHEREAS, the proposed project (Project No. PLN25-20102) is considered a "Project" as defined by the California Environmental Quality Act, Public Resources Code Section 21000 et seq.; and

WHEREAS, review of the proposed project with respect to the proposed uses was evaluated in a Section 15183 Exemption Report and the General Plan Environmental Impact Report (State Clearinghouse No.2022080090), because the implementation of the proposed project would not result in new or more severe impacts to the environment beyond what was previously evaluated and disclosed by the General Plan EIR, no additional environmental review beyond a Section 15183 Exemption Report is necessary; however, a Notice of Exemption will be filed following any action taken on the project; and

WHEREAS, the Housing Accountability Act (HAA) provides that "a proposed housing development project is not inconsistent with the applicable zoning standards and criteria, and shall not require a rezoning, if the housing development project is consistent with the objective general plan standards and criteria but the zoning for the project site is inconsistent with the general plan." In such cases, the local agency may require the proposed housing development project to comply with the objective standards and criteria of the zoning district that is consistent with the general plan; and

WHEREAS, the R-1 (One Family Dwelling) zoning designation is consistent with the General Plan land use designation for the property of Single-Family Low and the objective standards and criteria applicable within the R-1 district will apply to the project; and

WHEREAS, the applicant has filed for a 22.5% Density Bonus per Section 120.05.090(b)(2) and (d)(1)(b) of the Eastvale Municipal Code by setting aside at least six percent (6%) of the total

units before the density bonus is granted within the project for very-low income households. The California Density Bonus law (Government Code section 65915) allows developers whose projects qualify for a density bonus to request the city waive any development standards that "will have the effect of physically precluding the construction" of the project at the density permitted by the Density Bonus Law; and

WHEREAS, the applicant proposes to set aside two (2) of the maximum 29 units permitted under the General Plan density for the 3.57 acre site (approximately 6% of the units) for purchase by very low income households, making the project eligible for a 22.5% increase in density, or up to 35 units on the 3.57 acre site. The developer has requested nine development standard waivers (i.e., lot size, lot width, lot depth, side interior setback, side street setback, fence height, street width, Residential Design Guideline No. 7); and

WHEREAS, the State Density Bonus law does not provide the City with discretion to deny a density bonus request if that request is consistent with the requirements of the State Density Bonus law, and a request to waive development standards that physically preclude the construction of the project can only be denied if "the waiver or reduction would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon health or safety, and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact"; and

WHEREAS, on May 10, 2026, the City of Eastvale City Clerk published a legal notice in compliance with state law concerning PLN25-20102 in the *Press Enterprise*, a local newspaper of general circulation, regarding the Planning Commission meeting on May 20, 2026. In addition, on May 7, 2026, a public hearing notice was also mailed to commercial tenants and residents within a 600-foot radius of the projects site indicating time, date, and place of the public hearing for PLN25-20102; and

WHEREAS, the City of Eastvale Planning Commission conducted a duly noticed public hearing on May 20, 2026, at which time it received public testimony concerning Project No. PLN25-20102 and considered the proposed Tentative Tract Map, Major Development Review for the master site planning and architecture of the Project and density bonus agreement.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF EASTVALE, DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

SECTION 1. ENVIRONMENTAL FINDINGS

Pursuant to the California Environmental Quality Act, including Public Resources Code Sections 21080(e) and 21082.2, and based on the record and/or as provided at the public hearing, the Planning Commission hereby finds and determines that the project was adequately analyzed according to the CEQA Guidelines, as supported by the following Findings and Evidence:

Finding 1: The proposed project is exempt from further environmental review requirements.

Evidence: Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183, because implementation of the proposed project would not result in impacts that are peculiar to the project site and the proposed project would not result in new or more severe impacts to the environment beyond what was previously evaluated and disclosed by the General Plan EIR (SCH # 2022080090), no additional environmental review beyond a Section 15183 Exemption Report is required for the proposed project. A Section 15183 Exemption Report was prepared for the project supporting this conclusion, a copy of which is included in the record for this project and incorporated herein by reference. As such, no further CEQA documentation would be warranted for the proposed project pursuant to CEQA Guidelines Section 15183.

SECTION 2. FINDINGS FOR TENTATIVE TRACT MAP NO. 39416

Pursuant to Eastvale Subdivision Ordinance No. 460, the staff report dated May 20, 2026, and all evidence and testimony heard at the public hearing of this item, the Planning Commission hereby finds and determines as follows:

Finding 1: Tentative Tract Map No. 39416 is consistent with the City's General Plan and any applicable specific plan as specified in Government Code Section 65451.

Evidence: The proposed project and its design and improvements will be consistent with the Chandler Policy Area designation of the General Plan and are otherwise consistent with all other elements of the General Plan and any applicable specific plans. The proposed subdivision of land will create 35 single family residential lots, two (2) open space lots, and four (4) lots for street purposes consistent with the various provisions of the General Plan. While 35 units exceeds the density permitted on the site under the General Plan, the project is utilizing the State of California's Density Bonus Law to allow for an increase in density of up to a twenty-two and a half percent (22.5%). The maximum unit yield for the 3.57-acre site using the Single-Family Low General Plan density and the State density bonus is 35 units, and the applicant is proposing to develop 35 units on the site; therefore, the tentative map reflects the allowable density under Density Bonus Law.

Finding 2: The design or improvement of the proposed subdivision is consistent with the City's General Plan and any applicable specific plan.

Evidence: The proposed project is designed to meet all City standards applicable to residential development within the Single-Family Low land use designation and R-1 zoning district, except where a waiver is being granted pursuant to the State Density Bonus law, including street widths, drainage, utilities, lot size and configuration, grading, required dedications and providing satisfactory pedestrian

and vehicular circulation, emergency vehicle access and on- and off-site public improvements.

Finding 3: The site is physically suitable for the type and proposed density of development.

Evidence: The site is physically suitable for the type and density of the proposed development. The proposed site consists of approximately 3.57-acres of land and is physically suitable for the proposed development, where access to the site will be from Walters Street and Hellman Avenue. The current General Plan land use designation of the project site is Chandler Policy Area, which applies to residential areas characterized by single-family housing. The General Plan density would allow up to 8 dwelling units per acres (du/ac). The proposed density is 9.8 du/ac, which would be permitted through Density Bonus Law through a separate density bonus agreement. The proposed density is below the Density Bonus Law provisions in the California Density Bonus Law for low-income projects (22.5 percent density bonus) which allows 9.8 du/ac on the project site. The applicant has submitted a conceptual development plan which illustrates that single-family dwelling units can be constructed on this 3.57-acre site without adversely affecting the health, safety, or welfare of anyone who will live within the development or anyone living within the surrounding community. Further, the infrastructure and utilities either already serve the site or can be readily expanded to serve the site, and there are no intractable topographical peculiarities associated with the physical character of the property that may prevent the development of thirty-five (35) lots with single family dwellings, two (2) for open space purposes and four (4) for street purposes.

Finding 4: The design of the subdivision or proposed improvements is not likely to cause significant environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Evidence: A Biological Resources assessment and Western Riverside County MSHCP Consistency Determination dated February 2026 were prepared for the proposed project. In said document no sensitive vegetation communities, potentially jurisdictional areas, special-status plant species or MSHCP riparian/riverine areas were observed on site. Further no Burrowing Owel were observed. Portions of the project site and the immediate surrounding area provide suitable habitat for nesting birds although no nesting birds were observed on site. However, site development conditions such as biological resource monitoring, preconstruction nesting bird surveys, preconstruction Burrowing Owl surveys, and implementing best management practices were identified and conditioned on the project to avoid or mitigate any potential significant effects on the environment to a point below the threshold of significance. As conditioned, the project will not have a significant effect on the environment or substantially and avoidably injure fish or wildlife or their habitat.

Finding 5: The design of the subdivision or type of improvements is not likely to cause serious public health problems.

Evidence: The design of the subdivision is in conformance with the City's General Plan, Zoning Code, and Subdivision Ordinance to the extent permitted under the HAA and State Density Bonus Law. Accordingly, the subdivision and improvements will comply with all applicable local, state, and federal laws to ensure the public's general health, safety, and welfare.

Finding 6: The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

Evidence: The design of the subdivision and type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision. Upon review of the project by the Engineering Division, there is no known conflict with any easements, or right-of-ways as all in-tract streets are to be private streets with access easements for emergency personnel only.

SECTION 3. FINDINGS FOR MAJOR DEVELOPMENT REVIEW PLN25-20102

Pursuant to Section 120.02.010(c)(6) of the Eastvale Municipal Code, and in light of the record before it, including the staff report dated May 20, 2026, and all evidence and testimony heard at the public hearing of this item, the Planning Commission hereby finds and determines as follows:

Finding 1: The proposed project is consistent with the objectives of the General Plan and complies with applicable zoning regulations, specific plan provisions, special planning area provisions, design guidelines, and improvement standards adopted by the city.

Evidence: The General Plan land use designation of the proposed site is Chandler Policy Area. The Chandler Policy Area land use designation allows for the development of single-family residential development with a maximum density of eight (8) dwelling units per acre. Therefore, the proposed project would be consistent with the General Plan designation for the site with the application of State Density Bonus Law and will further the objectives of the General Plan. Finally, the proposed project would be consistent with the surrounding area and is consistent with the General Plan and Zoning to the extent permittable under the provisions of the HAA and State Density Bonus law.

Finding 2: The proposed architecture, site design, and landscape are suitable for the purposes of the building and site and will enhance the character of the neighborhood and community.

Evidence: The proposed project has been designed to conform to the logical pattern of development as envisioned by the Eastvale General Plan and has been designed to satisfy the General Plan design policies. The project has been designed with high-quality urban design, architecture and landscaping that includes landscape streetscapes, three architectural styles (i.e., Cottage, Farmhouse, Monterey), and connectivity between existing street networks for pedestrian and bicyclists. Finally, the project has been designed to meet the requirements and development standards of the Eastvale Zoning Code to the extent permitted under the HAA and State Density Bonus law. For these reasons, the proposed project, as conditioned will enhance the character of the neighborhood and community.

Finding 3: The architecture, including the character, scale, and quality of design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting, and signing and similar elements, establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

Evidence: The architectural theme of the proposed single-family residential units are consistent with the surrounding neighborhoods in terms of character, scale, and quality to the extent allowed under the HAA and State Density Bonus law. These standards focus on high quality design and articulation to provide visual interest and variety. The buildings include board and batten, shutters, flower boxes, decorative vents and exterior lights as examples of variation of materials designed to complement the exterior plaster and building finishes. Thus, the proposed design is consistent with the Eastvale Zoning Code and the General Plan.

Finding 4: The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Evidence: The proposed project is conditioned to ensure adequate circulation to and from the site. All streets have been designed to handle the type and quantity of vehicular traffic associated with the proposed project. As conditioned, the project will include sidewalks and pedestrian and bicycle connections that will not create conflicts with motorized vehicles. Rondo Elementary School is located across Walters Street directly south of the project site, providing convenient, walkable access for school-aged children within the proposed development to get to school. However, Walters Street is currently impacted with significant vehicular traffic and queuing during peak drop-off and pick-up times and there is concern that queuing may spill into the project site upon completion, creating additional conflicts and impacting future residents. To help minimize this concern, the applicant will install No Parking, vehicles subject to tow signage to discourage queuing. The City

Engineer, Riverside County Sheriff's, and Fire Department have reviewed the proposed project access and on-site circulation design and do not have any concerns about the project itself.

Finding 5: The proposed project is consistent with the most recently adopted version of the Chino Airport Land Use Compatibility Plan.

Evidence: The project has been reviewed for consistency with the Airport Land Use Compatibility Plan. The project is located within the Chino Airport Influence Area Zone D. No limitations and prohibited uses related to the proposed project were identified.

SECTION 4. STATE DENSITY BONUS LAW

Pursuant to Section 120.05.090 of the Eastvale Municipal Code and the State Density Bonus law, and in light of the record before it, including the staff report dated May 20, 2026, and all evidence and testimony heard at the public hearing of this item, the Planning Commission hereby finds and determines that the project as proposed satisfies the eligibility criteria for a 22.5% density increase by setting aside at least 6% of the units permitted prior to the density bonus for very-low income households, and that the requested development standard waivers would not have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon health or safety, and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

SECTION 5. MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP)

The project is found to be consistent with the MSHCP. The project is located outside of any MSHCP criteria area, and mitigation is provided through payment of the MSHCP Mitigation Fee.

SECTION 6. RECORD OF PROCEEDING

The documents and other materials that constitute the record of the proceedings upon which the Planning Commission's decision is based, which include but are not limited to the staff reports as well as all materials that support the staff reports for the proposed project, are located in the City Clerk's office of the City of Eastvale at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752. The custodian of these documents is the City Clerk of the City of Eastvale.

SECTION 7. DETERMINATION

Based upon the findings outlined in Sections 1 through 5, the Planning Commission of the City of Eastvale hereby recommends that the City Council approve PLN25-20102, the density bonus agreement between the City and applicant, Tentative Tract Map 39416 to subdivide four (4) existing residential lots totally 3.57 acres into 35 single family residential lots with two (2) of the residential units proposed as affordable to very-low income, two (2) lots for open spaces purposes, and four (4) lots for street purposes as well as the master site planning and architecture of the new residential community inclusive of parking, landscaping, and open space for the project site located at APNs: 144-070-016, 144-070-017, 144-070-018, and 144-070-020.

PASSED, APPROVED AND ADOPTED this 20th day of May, 2026.

_____
April Rodriguez-Plott
Chair

APPROVED AS TO FORM:

_____
Chad Herrington
Assistant City Attorney

ATTEST:

_____
Jessica Cooper
Senior Management Analyst

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF EASTVALE)

I, Jessica Cooper, Senior Management Analyst of the City of Eastvale, California, do hereby certify that the foregoing Planning Commission Resolution No. 26-XX, was duly adopted by the Planning Commission of the City of Eastvale, California, at a regular meeting held on the 20th day of May, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Jessica Cooper
Senior Management Analyst

CONDITIONS OF APPROVAL
Planning Application Number and Description: Project No. 25-20102 –Tentative Tract Map No. 39416 allows to subdivide four (4) existing residential lots totaling 3.57 acres into 35 residential lots, two (2) for open space purposes and four (4) for street purposes. The project site is generally located at the northeast corner of Hellman Avenue and Walters Street.
Assessor's Parcel Numbers: 144-070-016, 144-070-017, 144070-018, and 144-070-020
City Council Approval Date:

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
General Conditions				
1.	The applicant shall review and sign below verifying the "Acceptance of the Conditions of Approval" and return the signed page to the Eastvale Planning Department. Project approval is not final until a signed copy of these conditions is filed with the City. Applicant Signature Date	Must be completed to finalize approval	Planning Division	
2.	In compliance with Section 15075 of the California Environmental Quality Act (CEQA) Guidelines, a Notice of Determination (NOE) shall be filed with the Riverside County Clerk within five (5) days of project approval. The NOE shall include the required California Department of Fish and Wildlife (CDFW) (Code Section 711.4.d.3) fee and the Riverside County Clerk administrative fee.	Five (5) days from project approval	Planning Division	
3.	*Protest.* The applicant may protest any fees, dedications, reservations, or other exactions imposed by the City on the project in the manner provided for in Government Code Section 66020 and Eastvale Municipal Code Section 110.28.050(D). Any protest of the above impact fees, or any other fees, dedications, reservations, or other exactions imposed by the City on the project through PLN25-20102	Within 90 days from project approval	Building Division	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	must be filed within 90-days of the date of this conditional approval of PLN25-20102. *Deferral of payment to final inspection or certificate of occupancy*. The applicant may elect to defer payment of impact fees to the date of the final inspection, or the date the certificate of occupancy is issued, whichever occurs first, in accordance with Government Code Section 66007 and Eastvale Municipal Code section 110.28.050(B). If the applicant elects to defer payment pursuant to Section 66007, the fees or charges shall be paid on a pro rata basis for each dwelling when it receives its final inspection or certificate of occupancy, whichever occurs first. *Audit and Notice*. In accordance with Government Code Section 66006(e), the Applicant is hereby notified of the right to file with the City Clerk: (a) a request for an audit of the City's development impact fees in accordance with Government Code Section 66023; and (b) a written request for mailed notices of the City's public meetings to review annual reports of development impact fees under Government Code Section 66006(b)(1).			
4.	The applicant shall indemnify, protect, defend, and hold harmless the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including but not limited to arbitrations, mediations, and other such procedures) (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies,	Ongoing	Planning Division	

Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under CEQA, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.			
5.	Tentative Tract Map 39416 is granted for a period of two years, until **[insert date], 2028**, at which time said Map shall expire unless prior to the expiration date, either the final map has recorded or a written request for time extension, accompanied by the appropriate fee, is received by the Planning Division.	Ongoing	Public Works Department	
6.	Any approval shall not be final until and unless the applicant's deposit account with Public Works has a balance of at least $10,000 to cover staff time to follow-up, monitoring, and other post-approval work by staff. The City reserves the right to request additional deposits to cover post-approval staff work and to half work if the deposit account is exhausted.	Ongoing	Public Works Department	
7.	Development shall occur substantially as shown on the plans approved by the Planning Commission and on file with the Community	Ongoing	Planning Division	

Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	Development Department. The applicant shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.			
8.	All applicable Major Development Review conditions of approval (PLN25-20102) shall be incorporated herein by reference.	Ongoing	Planning Division	
9.	Final lot configurations shall be reviewed and approved by the Community Development Director and City Engineer prior to recordation of any portion of Tentative Tract Map 39416.	Ongoing	Planning & Public Works Divisions	
10.	Approval of this request shall not excuse compliance with all other applicable City ordinances and development standards in effect at the time of the SB 330 submittal on October 9, 2025.	Ongoing	Planning, Public Works, and Building Divisions	
11.	The applicant shall comply with all provisions of SB 330.	Ongoing	Planning Division	
12.	This project is subject to compliance with Jurupa Community Services District's rules, regulations, conditions, requirements, and payment of appropriate fees.	Ongoing	Jurupa Community Services District	
13.	Remove all graffiti within 24 hours pre-construction, during construction, and after a Certificate of Occupancy is issued.	Ongoing	Public Works Department	
14.	Provide street sweeping services for onsite and offsite within project frontages weekly.	Ongoing	Public Works Department	

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Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
15.	A City of Eastvale Encroachment Permit is required for any improvements within the public right-of-way.	Ongoing	Public Works Department	
16.	All street cuts for utilities shall be repaired in accordance with City Standard or as recommended; and any interim trench repairs shall consist of compacted backfill to the bottom of the pavement structural section followed by placement of standard base course material in accord by the City Engineer and with the Standard Specifications for Public Work Construction ("Greenbook"). The base course material shall be placed the full height of the structural section to be flush with the existing pavement surface and provide a smooth pavement surface until permanent cap paving occurs using an acceptable surface course material.	Ongoing	Public Works Department	
17.	In accordance with City's Moratorium policy to preserve newly paved streets, any and all street and/or trench cuts in newly paved streets will be prohibited or be subject to moratorium street repair standards as reference in Section 12.08.260 of the Eastvale Municipal Code.	Ongoing	Public Works Department	
18.	Any and all utility trenches or other excavations within existing asphalt concrete pavement of off-site streets resulting from the proposed development shall be backfilled and repaired in accordance with City of Eastvale Standard Drawings. The developer shall be responsible for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of off-site streets including pavement repairs in addition to pavement repairs made by utility companies for utilities installed for the benefit of the proposed development (i.e. Jurupa Community Services District, Southern California Edison, Southern California Gas Company, Time Warner, Verizon, etc.). Multiple excavations, trenches, and other street cuts within existing asphalt concrete pavement of off-site streets resulting from the proposed development may require complete grinding	Ongoing	Public Works Department	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	and asphalt concrete overlay of the affected off-site streets, at the discretion of the City Engineer. The pavement condition of the existing off-site streets shall be returned to a condition equal to or better than what existed prior to construction of the proposed development.			
19.	Construction signing, lighting and barricading shall be provided during all phases of construction in accordance with City Standards and the direction of the City Engineer. As a minimum, all construction signing, lighting and barricading shall be in accordance with Part 6 "Temporary Traffic Control" of the latest California Manual on Uniform Traffic Control Devices, or subsequent editions in force at the time of construction.	Ongoing	Public Works Department	
20.	The protocols and stipulations that the contractor, City, consulting tribe(s), and project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation, include the following. 1. During the original cutting of previously undisturbed deposits, the archaeological and tribal monitors (if applicable) shall be on-site, as determined by the consulting archaeologist, to monitor excavations. The frequency of inspections will depend upon the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The consulting archaeologist shall have the authority to modify the monitoring program if the potential for cultural resources appears to be less than anticipated. 2. Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored grading can proceed.	To be Implemented by the Applicant During Construction	Planning Division	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	3. In the event that previously unidentified cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the City at the time of discovery. The archaeologist, in consultation with the City, shall determine the significance of the discovered resources. The City must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a research design and data recovery program to mitigate impacts shall be implemented by the consulting archaeologist and approved by the City before being carried out using professional archaeological methods. If any human bones are discovered, the County coroner and City shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant (as identified by the Native American Heritage Commission) shall be contacted in order to determine proper treatment and disposition of the remains. 4. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered, and features recorded using professional archaeological methods. The project archaeologist in consultation with the consulting tribe(s) shall determine the amount of material to be recovered for an adequate artifact sample for analysis.			

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
21.	One or more of the following treatments, in order of preference, shall be used in the event of a cultural resources discovery: 1. Preservation-in-place. Avoidance, or preservation-in-place, involves leaving a resource where it was found with no development affecting its integrity. Pursuant to Public Resources Code Section 21083.2(b), avoidance is the preferred method of preservation for archaeological and cultural resources. 2. Reburial on the project site in an area not subject to future disturbance. Reburial of a resource shall include provisions to protect the selected reburial area from any future impacts in perpetuity. Reburial shall not occur until all required cataloging and basic recording have been completed, with the exception of sacred items, burial goods, and Native American human remains. Any reburial process shall be culturally appropriate. The listing of contents and the location of the reburial shall be included in a confidential Final Monitoring Report (refer to SDC CUL-6). 3. If preservation-in-place or reburial is not feasible, all cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards in a Riverside County curation facility that meets the Office of Historic Preservation *Guidelines for the Curation of Archaeological Resources* (California Office of Historic Preservation 1993). The collections and associated records shall be transferred, including title, and accompanied by payment of the fees necessary for permanent curation.	To be Implemented by the Applicant During Construction	Planning Division	
Prior to Grading Permit				

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
22.	The developer shall prepare an address blocking exhibit with the proposed addressing and street names for review and approval by the Planning Division. This plan, including updates to the plan, shall include addressing for buildings (primary address and units) and utilities such as but not limited to electrical/water/single/dual irrigation meter pedestal(s) or temporary power poles.	Prior to Grading Permit Issuance	Planning Division	
23.	Street names shall be approved by the Community Development Director. Suggested street names and alternatives shall be submitted in writing to the Community Development Director for approval. Phonic similarity with existing street names should be avoided.	Prior to Grading Permit Issuance	Planning and Building Divisions	
24.	Prior to ground disturbances that would impact potentially suitable nesting habitat for avian species, the project applicant shall adhere to the following: 1. To avoid impacts to nesting birds (common, migratory, and special status) regardless of the time of year during the nesting season, a qualified avian biologist retained by the project applicant will conduct pre-construction Nesting Bird Surveys within three (3) days prior to project-related disturbance within the entire project site and a 300-foot buffer around the project site at the appropriate time of day/night, during appropriate weather conditions to nestable vegetation to identify any active nests. Surveys shall encompass all suitable areas including trees, shrubs, bare ground, burrows and cavities. If no active nests are found, no further action will be required. 2. If a nest is suspected, but not confirmed, the qualified avian biologist shall establish a disturbance-free buffer until additional surveys can be completed prior to the commencement of ground disturbing project activities. If an active nest is found, the qualified avian biologist will set appropriate no-work buffers around the nest which will	Prior to Grading Permit Issuance	Planning Division	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	be based upon the nesting species, its sensitivity to disturbance, nesting stage, and expected types, intensity, and duration of the disturbance. If a nest is observed, but thought to be inactive, the qualified avian biologist shall monitor the nest for one hour (four hours for raptors) prior to approaching the nest to determine status. The qualified avian biologist shall not risk failure of the nest to determine the exact location or status and shall make every effort to limit the nest to potential predation as a result of the survey/monitoring efforts (e.g., limit number of surveyors, limit time spent at/near the nest, scan the site for potential nest predators before approaching, immediately depart nest area if indicators of stress or agitation are displayed). The buffer shall be of a distance to ensure avoidance of adverse effects to the nesting bird. The qualified avian biologist shall use their best professional judgement regarding the monitoring period and whether approaching the nest is appropriate. The nests and buffer zones shall be field-checked daily weekly by a qualified biological monitor. The approved no-work buffer zone shall be clearly marked in the field, within which no disturbance activity shall commence until the qualified biologist has determined the young birds have successfully fledged and the nest is inactive.			
25.	In accordance with MSHCP species-specific objective #6 for burrowing owl, a preconstruction survey for burrowing owl shall be conducted within 30 days prior to ground disturbance by a qualified biologist where suitable habitat is present within the study area (project site and surrounding 500-foot buffer). If active burrowing owl burrows are detected during the breeding season (March 1 through August 31), all work within 300 feet of any active burrow will be halted until that nesting effort is finished as determined by a qualified biologist. Work can resume when no other active burrowing owl nesting efforts are observed. If active burrowing owl burrows are detected outside the breeding season	Prior to Grading Permit Issuance	Planning Division	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	(September 1 through February 28), then a Burrowing Owl Exclusion Plan shall be prepared by the project applicant and approved by the County of Riverside Environmental Programs Department in consultation with the California Department of Fish and Wildlife (CDFW). The Burrowing Owl Exclusion Plan shall be prepared in accordance with guidelines in the *CDFW Staff Report on Burrowing Owl* (2012) and the MSHCP, which allows for passive relocation (i.e., use of one-way doors and collapse of burrows). Burrowing owl burrows shall be excavated with hand tools by a qualified biologist when determined to be unoccupied and backfilled to prevent reentry.			
26.	To ensure consistency with the goals and objectives of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), the proposed project will adhere to MSHCP Appendix C, Standard Best Management Practices.	Prior to Grading Permit Issuance	Planning Division	
27.	Prior to issuance of a grading permit, the project applicant shall provide written verification that a qualified archaeologist has been retained to develop and implement a Cultural Resources Monitoring Plan (CRMP). The CRMP shall address the details of all monitoring activities and procedures to be followed to reduce the impacts to cultural and historic resources to a less than significant level as well as addressing potential impacts to undiscovered buried archaeological resources associated with this project. The CRMP shall be reviewed by any consulting tribe(s) and reviewed and approved by the City.	Prior to Grading Permit Issuance	Planning Division	
28.	The project applicant shall provide for Native American monitoring during grading. The Native American monitor(s) shall work in concert with the archaeological monitor to observe ground disturbances and search for cultural materials. The City shall coordinate with the	Prior to Grading Permit Issuance	Planning Division	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	consulting tribe(s) to facilitate communications with the project developer/applicant so that all parties can develop a mutually acceptable Tribal Monitoring and Treatment Agreement, which will include the scope of monitoring, scheduling of monitors from individual consulting tribe(s), and the course of action for inadvertent discoveries.			
29.	The project archaeologist and the consulting tribes(s) shall attend the pre-grading meeting with the City, the construction manager, and any contractors, and will conduct a mandatory cultural resources worker sensitivity training. The training will include a brief review of the cultural sensitivity of the project site and the surrounding area; what resources could potentially be identified during earth-moving activities; the requirements of the monitoring program; the protocols that apply in the event that inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols.	Prior to Grading Permit Issuance	Planning Division	
30.	Prior to the issuance of any grading permit, the project applicant shall provide written evidence to the City that the project applicant has retained a qualified paleontologist to develop and implement a Paleontological Resources Impact Mitigation Program (PRIMP) to guide monitoring procedures and establish protocols to follow in the event of a fossil discovery. The paleontologist shall be present at the pre-grading conference, shall describe procedures for paleontological resource surveillance, including monitoring of all earth-moving operations that extend beyond two feet below the existing ground surface, and shall establish in the PRIMP, in cooperation with the project applicant and City, procedures for temporarily halting or	Prior to Grading Permit Issuance	Planning Division	

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Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	redirecting work to permit sampling, identification, and evaluation of the fossils. The monitor should be prepared to quickly salvage fossils as they are unearthed to avoid construction delays and should collect samples of sediments that are likely to contain fossil remains of small vertebrates or invertebrates. The monitor shall also have the authority to temporarily halt or divert grading equipment to allow for the removal of abundant or large specimens. Sediment samples collected during monitoring shall be processed to recover small fossil remains, and all recovered specimens shall be identified and curated in a repository that provides permanent, retrievable storage. If the paleontological resources are found to be significant, the paleontologist shall determine appropriate actions, in cooperation with the project applicant, which ensure proper exploration and/or salvage.			
31.	Prior to the issuance of a Grading Permit, the Developer shall pay all necessary fees as determined by the City Engineer including, but not limited to Multiple Species Habitat Conservation Plan ("MSHCP") fees and grading permit fees.	Prior to Grading Permit Issuance	Public Works Department	
32.	Grading in excess of 199 cubic yards will required performance security to be posted with the City.	Prior to Grading Permit Issuance	Public Works Department	
33.	A permit for the hauling of material to and from the project site shall be submitted to the City for approval.	Prior to Grading Permit Issuance	Public Works Department	
34.	Submit a California registered Civil Engineer prepared earthwork cut and fill certification letter to the Engineering Division for review. If the required earthwork in cubic yards is 50 CY or less, a Precise Grading/Paving Plan will not be required; however, the applicant is required to pull an NPDES/Public Works permit prior to issuance of a Building Permit for record purposes.	Prior to Grading Permit Issuance	Public Works Department	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
35.	The Rough Grading and Precise Grading/Paving Plans shall be prepared in accordance with the City of Eastvale Grading handout and City Engineer approved prior to issuance of grading permits.	Prior to Grading Permit Issuance	Public Works Department	
36.	Development of the site is subject to the requirements of the National Pollution Discharge Elimination System ("NPDES") Permit for the City of Eastvale, under the Santa Ana Regional Water Quality Control Board, Board Order No. R8-2010-0036. Pursuant to the NPDES Permit, the developer shall ensure development of the site incorporates post-construction Best Management Practices ("BMPs") in accordance with the Model Water Quality Management Plan ("WQMP") approved for use for the Santa Ana River Watershed. The developer is advised that applicable Site Design BMPs will be required to be incorporated into the final site design, pursuant to a site specific WQMP submitted to the City Engineer for review and approval. The site specific WQMP shall be submitted to the City Engineer for review and approval with the Precise Grading/Paving Plan.	Prior to Grading Permit Issuance	Public Works Department	
37.	Prior to commencing with any grading, the required erosion and dust control measures shall be in place. In addition, the following shall be included if not already identified: a. 6 foot high tan colored perimeter screened fencing b. Contractor information signage including contact information along the street frontage. c. Post dust control signage with the following verbiage: "Project Name, WDID No., IF YOU SEE DUST COMING FROM THIS PROJECT CALL: NAME (XXX) XXX-XXX, If you do not receive a response, please call the AQMD at 1-800-CUT-SMOG/1-800-228-7664"	Prior to Grading Permit Issuance	Public Works Department	
38.	A Notice of Intent ("NOI") to comply with the California General Construction Stormwater Permit is required via the California Regional	Prior to Grading Permit Issuance	Public Works Department	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	Water Quality Control Board online Stormwater Multiple Application and Report Tracking System ("SMARTS"). A copy of the executed letter issuing a Waste Discharge Identification ("WDID") number shall be provided to the City Engineer. The Construction General Permit requires the Developer's contractor to prepare and maintain a Storm Water Pollution Prevention Plan ("SWPPP"). The SWPPP requires all appropriate measures be implemented to prevent erosion and water pollution during construction.			
39.	A California registered Geotechnical Engineer prepared Geotechnical/Soils Report shall be required for and incorporated as an integral part of the grading/paving plan for the proposed development. A copy of the Geotechnical/Soils Report shall be submitted to the Engineering Division with the first submittal of the Precise Grading/Paving Plan.	Prior to Grading Permit Issuance	Public Works Department	
40.	All stormwater runoff passing through the site shall be accepted and conveyed across the property in a manner acceptable to the City Engineer. All on-site City Engineer approved retention or other facilities are required to contain the increase stormwater runoff generated from the proposed development. Provide a hydrology study to determine the volume of increased stormwater runoff due to development of the site, and to determine required stormwater runoff mitigation measures for the proposed development. The City Engineer must approve the final retention basin sizing and other stormwater runoff mitigation measures determined upon review and approval of the hydrology and may require redesign or changes to site configuration or layout consistent with the findings of the final hydrology study. The existing "pre-developed" condition compared to the proposed "developed" condition shall be used to calculate the volume of increased stormwater runoff to retain on-site under the 100-year frequency storm.	Prior to Grading Permit Issuance	Public Works Department	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
41.	Direct release of on-site nuisance water or stormwater runoff shall not be permitted to the adjacent public streets. Provisions for the interception of nuisance water from entering adjacent public streets from the project site shall be provided through the use of a minor storm drain system that collects and conveys nuisance water to landscape or parkway areas, and in only a stormwater runoff condition, pass runoff directly to the streets through parkway or under sidewalk drains.	Prior to Grading Permit Issuance	Public Works Department	
42.	If the existing irrigation well will not be used as part of the redevelopment, it shall be properly decommissioned prior to grading activities. Well abandonment shall be performed in accordance with all applicable state and local regulatory requirements.	Prior to Grading Permit Issuance	Planning and Building Divisions	
Prior to Map Recordation				
43.	**TTM No. 39416** is approved as shown on the Tentative Map submitted to the Planning Division and as approved by the **APPROVING AUTHORITY**, subject to conditions of approval and the City of Eastvale Municipal Code, as applicable.	Prior to Map Recordation	Planning Division	
44.	The applicant shall enter into a Density Bonus Agreement with the City of Eastvale, to the satisfaction of the City Attorney.	Prior to Map Recordation	Planning Division	
45.	Lots 11 and 24 of TTM 39416 shall be identified as affordable unit lots reserved for the Very-Low Income category.	Prior to Map Recordation	Planning Division	
46.	The applicant shall enter into a Subdivision Improvement Agreement with the city and shall guarantee by posting security(ies) to include all public improvements that the developer is conditioned to construct as part of this approval.	Prior to Map Recordation	Public Works Department	
47.	Dedicate City Engineer approved additional right-of-way along the entire frontage as may be required to provide a property line at ultimate	Prior to Map	Public Works Department	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	right-of-way in accordance with the City General Plan, any applicable Specific Plan and/or as requested by the City Engineer.	Recordation		
48.	A Tract Map shall be prepared by a California registered Land Surveyor or qualified Civil Engineer and submitted to the Engineering Division for review and approval. A Title Report prepared for subdivision guarantee for the subject property, the traverse closures for the existing parcel and all lots created therefrom, and copies of record documents shall be submitted with the Tract Map to the Engineering Division as part of the review of the Map. The Tract Map shall be approved by the City Council prior to issuance of building permits.	Prior to Map Recordation	Public Works Department	
49.	Monument bond shall be posted with the City.	Prior to Map Recordation	Public Works Department	
Prior to Encroachment Permit Issuance				
50.	The minimum pavement section for all on-site pavements shall be 3 inches asphalt concrete pavement over 6 inches crushed aggregate base with a minimum subgrade of 24 inches at 95% relative compaction, or equal. The pavement section shall be determined using appropriate Traffic Index ("TI") accepted by the City Engineer. A California registered Geotechnical Engineer shall design the pavement section using "R" values from the project site and submitted to the City Engineer for approval.	Prior to Encroachment Permit Issuance	Public Works Department	
51.	Traffic Control Plan prepared by a California registered Civil Engineer or Traffic Engineer shall be submitted to the City Engineer for review and approval.	Prior to Encroachment Permit Issuance	Public Works Department	
Prior to Building Permit Issuance				

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Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
52.	Major Development Review shall be accomplished for development of Tentative Tract Map 39416.	Prior to Building Permit Issuance	Planning Division	
53.	A Final Monitoring Report, documenting the field and analysis results and interpreting the artifact and research data within the research context, shall be completed and submitted to the satisfaction of the City prior to the issuance of any building permits. The report will include the California Department of Parks and Recreation's Primary and Archaeological Site Forms. The Final Monitoring Report shall be filed with the City under a confidential cover and not subject to Public Records Request and a copy of the report shall be submitted to the consulting tribe(s).	Prior to Building Permit Issuance	Planning Division	
54.	If paleontological resources are uncovered and after completion of the project, the project applicant shall submit the paleontologist's follow-up report for approval by the City. The report shall include the period of inspection, a catalogue and analysis of the fossils found, and the present repository of the fossils. The project applicant shall prepare excavated material to the point of identification. The project applicant shall offer excavated finds for curatorial purposes to the City or its designee, on a first refusal basis. These actions, as well as final mitigation and disposition of the resources, shall be subject to approval by the City. The project applicant shall make a one-time payment of curatorial fees for the storage of these resources in perpetuity.	Prior to Building Permit Issuance	Planning Division	
55.	Prior to any demolition, grading, or off site disposal of debris, the project shall be conditioned to require that all discarded building materials be evaluated for the presence of asbestos-containing materials (ACMs) in accordance with applicable federal, state, and local regulations. If ACMs are identified, they shall be handled, removed, and disposed of by a licensed asbestos abatement contractor following all regulatory	Prior to Building Permit Issuance	Planning and Building Division	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	requirements.			
56.	The MDR has approved the overall architectural styles and enhanced elevations at specific location as identified on the site plan for each planning area. During plan check, the City may request minor adjustments/enhancements to limited aspects of the architectural details, without wholesale changes to the architectural style.	Prior to Building Permit Issuance	Planning Division	
57.	Construction and architectural detailing shall be in substantial conformance with the approved plans, including but not necessarily limited to elevation drawings and material/colors sample board submitted as a part of this application and as approved by the Planning Commission, except that any modification shall be subject to the discretion of the Community Development Director upon finding that any changes are comparable in substance and quality to the original approval.	Prior to Building Permit Issuance	Planning Division	
58.	The applicant shall provide evidence that a good faith effort was made to enter into an agreement with the property owners of 7483, 7471, 7459, 7447, 7435, and 7423 Silver Saddle Court for the removal of their existing tract perimeter fencing (rear fence) and the construction of a new shared tract perimeter fence (rear fence) in conjunction with the development of project PLN25-20102. In the event that said one or more owners refuse to enter into such agreement, the applicant shall construct the eastern perimeter fence as shown within the development plans for PLN25-20102. Should the latter occur, the applicant shall utilize measures to ensure proper weed abatement occurs between the two parallel perimeter fences so as to prevent any vegetation from growing between the two fences.	Prior to Building Permit Issuance	Planning Division	
59.	This project shall be subject to applicable school fees, the payment of	Prior to Building	Building	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	which shall be documented to the satisfaction of the Building Official.	Permit Issuance	Division and Corona Norco Unified School District	
60.	Fire protection Water Supplies/Fire Flow- Minimum fire flow for the construction of all buildings is required per CFC Appendix B. A reduction of up to 50% in the required fire flow is permitted for buildings equipped with automatic fire Sprinklers in accordance with the City Municipal Code. Prior to building permit issuance for new construction, the applicant shall provide documentation to show there exists a water system capable of delivering the required fire flow. On-site water supply must be available and operational before any combustible materials are placed on the construction site. Specific design features may increase or decrease the required fire flow. a. Will Serve Letters from the responsible water purveyor are required prior to map recordation.	Prior to Building Permit Issuance	Riverside County Fire Department	
61.	Fire Protection Water Supplies/Hydrants- The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with CFC Appendix C and NFPA 24. Fire hydrants shall be located no more than 600 feet from all portions of the exterior of the building along an approved route on a fire apparatus access road, unless otherwise approved by the fire department. IN areas where new water mains are extended along streets and hydrants are not needed for protection of structures, standard fire hydrants shall be provided at spacing not to exceed 1,000 feet along streets for transportation hazards. Fire hydrants shall be at least 40 feet from the building they are serving. A fire hydrant shall be located within 20 to 100 feet of the fire department connection for buildings protected with a fire sprinkler	Prior to Building Permit Issuance	Riverside County Fire Department	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	system. The size and number of outlets required for the approved fire hydrants are 4" x 2 ½" (Standard Hydrant Reference CFC as amended and NFPA 24.			
62.	Prior to building plan approval and construction, applicant/developer shall route a copy of the Water Improvement Plans (Offsite) to the Fire Department for review of hydrant placement only. Water Improvement Plans (Offsite) will not be reviewed or approved for the installation of onsite Private Fire Service Mains, private hydrants, or fire sprinkler system supplies. The installing contractor shall submit a separate set of working plans designed in accordance with NFPA13 and NFPA 24 to the Fire Department for a permit to install private water mains. a. Building permits shall not be released prior to the approval of the offsite (JCSD Water Plans) in addition, an approved Fire Water Source and approved Fire Apparatus Access Inspection shall be required prior to Building permit issuance	Prior to Building Permit Issuance	Riverside County Fire Department	
63.	Prior to building plan approval and construction, applicant/developer shall route a copy of the Water Improvement Plans (offsite) to the Fire Department for review of hydrant placement only. Water Improvement Plans (offsite) will not be reviewed or approved for the installation of onsite Private Fire Service Mains, private hydrants, or fire sprinkler system supplies. The private fire service main installing contractor shall submit a separate set of working plans designed in accordance with NFPA 13 and NFPA 24 to the Fire Department for a permit to install private water mains.	Prior to Building Permit Issuance	Riverside County Fire Department	
64.	Fire apparatus access roads shall be at least 24 feet wide and comply with Riverside County Fire Department Guideline OFM-01A. Fire apparatus access roads shall be provided within 150 feet of all exterior	Prior to Building Permit Issuance	Riverside County Fire Department	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	portions of buildings, unless otherwise approved by the Fire Department. Access roads shall not have a grade more than 16% and shall have an unobstructed vertical clearance not less than 13 feet and 6 inches. Access lanes will be designed to withstand the weight of 80,000 pounds. Apparatus weight is distributed as 55,000 pounds on tandem rear axles and 25,000 pounds on the front axle. Unless otherwise approved, the grade of a fire apparatus access road shall not exceed 16 percent and the cross slope shall not exceed 2.5 percent. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade change for 25 feet of approach/departure. Fire apparatus access roads shall have a turning radius capable of accommodating fire apparatus. Road base without an appropriate topping or binding material does not satisfy the all-weather requirement. a. Fire Lane Marking: Identification and marking of fire lanes, including curb details and signage, shall comply with all Riverside County Fire Department Standards.			
65.	Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus. Reference CFC 503.1.1, 503.2.1 as amended by the County of Riverside and Riverside County Office of the Fire Marshal Guideline OFM-01A.	Prior to Building Permit Issuance	Riverside County Fire Department	
66.	Inside and Outside Turning Radii- The minimum inside turning radius for an access road shall be 24 feet. The minimum outside turning radius shall be 48 feet. As fire apparatus are unable to negotiate tight "S" curves, a 60-foot straight leg must be provided between these types of compound-turns or the radii and/or road width must be increased accordingly.	Prior to Building Permit Issuance	Riverside County Fire Department	
67.	Traffic Calming Devices are prohibited. Requests for installation of	Prior to Building	Riverside	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Office of the Fire Marshal. Reference CFC 503.4.1	Permit Issuance	County Fire Department	
68.	Fire and Life Safety Requirements- Final fire and life safety conditions will be addressed when the Fire Department reviews any subsequent submittals. These conditions will be based on California Fire Code (CFC), California Building Code (CBC), and related codes/standards adopted and amended at the time of construction plan. Submittal.	Prior to Building Permit Issuance	Riverside County Fire Department	
69.	Driveway loops, fire apparatus access lanes and entrance curb radius should be designed to adequately allow access of emergency fire vehicles. The applicant or developer shall include in the building plans the required fire lanes and include the appropriate lane printing and/or signs.	Prior to Building Permit Issuance	Riverside County Fire Department	
70.	Secondary Access- Unless otherwise approved by the Fire Department, dead end fire apparatus access roads shall not exceed 1,320 feet. Secondary egress/access fire apparatus access roads shall provide independent egress/access from/to the area or as other wise approved by the Fire Department. Secondary egress/access fire apparatus access roads shall be as remote as practical from the primary fire apparatus access road to reduce the possibility that both routes will be obstructed by a single emergency. Additional fire apparatus access roads based on the potential for impairment by vehicle congestion, condition of terrain, climatic conditions, anticipated magnitude of a potential incident, or other factors that could limit access may be required by the Fire Department. Reference CFC as amended and Riverside County Fire Department Policies and Standards.	Prior to Building Permit Issuance	Riverside County Fire Department	
71.	Landscape plans shall be submitted to the Riverside County Fire	Prior to Building	Riverside	

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Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	Department for review and approval prior to final building permit issuance or commencement of landscape installation. The plans shall demonstrate that all trees, shrubs, palms, and other vegetation at mature size will not obstruct fire department laddering access, aerial apparatus operations, roof access or fire apparatus reach to any portion of the buildings.	Permit Issuance	County Fire Department and Planning Division	
72.	Gate Access: All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. These gates shall be provided with access to gate equipment or another method to open the gate if there is a power failure. A Pedestrian gate, if used to provide access, shall be a minimum 3 feet wide and provided with a Knox Box/Padlock if locked. Reference CFC 506.1.	Prior to Building Permit Issuance	Riverside County Fire Department	
73.	Phase construction fire access shall comply with Riverside County Office of the Fire Marshal Guideline OFM-01A. Construction Phasing Plan shall be submitted and reviewed prior to building permit release for each phase of construction.	Prior to Building Permit Issuance	Riverside County Fire Department	
74.	Residential Fire Sprinklers: Residential fire sprinklers are required in all one and two-family dwellings per the California Residential Code (CRC). Plans must be submitted to the Office of the Fire Marshal for review and be approved prior to installation. Reference CRC.	Prior to Building Permit Issuance	Riverside County Fire Department	
75.	New Motorized gates shall be provided with means to be automatically opened remotely by emergency vehicles in accordance with the Riverside County Standards and policies. The system shall be compatible, but not limited to the detection of the following manufacturers of emergency vehicle preemption: Federal Signal, Whelen, and Tomar. These gates shall be provided with access to gate equipment or another method to open the gate if there is a power failure.	Prior to Building Permit Issuance	Riverside County Fire Department	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	(Manual gates shall not be locked unless a Knox padlock or Knox Box containing the key the lock is installed in an approved location on the approach side of the gate). A pedestrian gate, if used to provide access, shall be a minimum 3 feet wide and provided with a Knox Box/Padlock if locked. Upon installation of the system, compliance testing shall be completed by the Riverside County Fire Department. (RVC Amendment to CFC 503.6.1).			
76.	The location of address numbers shall be indicated on the building plans. Street numbers shall be displayed in a prominent location on the street or fire apparatus access side of buildings. Numbers and letters shall be a minimum of 12" in height with a minimum stroke of .05 inch. Where access is by means of a private road and the building cannot be viewed from a public way, a monument pole or other sign shall be used to identify the structure in accordance with Riverside County Fire Department Guideline OFM-01-A. Address must be legible, of a contrasting color, and illuminated either internally or externally to be visible from the street at all hours.	Prior to Building Permit Issuance	Riverside County Fire Department	
77.	Provide specific fire department conditions on plans for building permit submittal.	Prior to Building Permit Issuance	Riverside County Fire Department	
78.	Any future monumentation into the development shall be subject to review and approval by the Community Development Director and City Traffic Engineer.	Prior to Building Permit Issuance	Planning Division	
79.	Submit California registered civil engineer prepared street improvement plans to the Engineering Division for review and approval. Unless otherwise approved, the street improvement plans shall be approved concurrently with any street light, landscape and irrigation, and traffic	Prior to Building Permit Issuance	Public Works Department	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	signal plans.			
80.	Submit California registered civil engineer or traffic engineer prepared traffic striping and signage plans for review and approval. All required traffic thermoplastic striping and signage improvements shall be completed concurrently with street improvements to the satisfaction of the City Engineer.	Prior to Building Permit Issuance	Public Works Department	
81.	Submit photometric of street lighting. All lights shall be Edison LS-3 tariff and utilize General Electric Evolve LED luminaires per City Specifications. The developer shall be responsible for applying with Southern California Edison ("SCE") for all appropriate service points and electrical meters early in the process to avoid delays. The developer must pay for the electrical service of new meter pedestals installed until such time the improvements have been accepted and the underlying property is annexed into LMD/CFD.	Prior to Building Permit Issuance	Public Works Department	
82.	The public street improvements outlined in these conditions of approval are intended to convey to the developer an accurate scope of required improvements; however, the City Engineer reserves the right to require reasonable additional improvements as may be determined in the course of the review and approval of street improvement plans required herein.	Prior to Building Permit Issuance	Public Works Department	
83.	Provide pad elevation certifications for all building pads in conformance with the approved Precise Grading Plan to the Engineering Division prior to construction of any building foundation.	Prior to Building Permit Issuance	Public Works Department	
84.	The developer shall connect to the JCSD sewer system and apply for a sewer connection account with JCSD.	Prior to Building Permit Issuance	Public Works Department	
85.	Submit California registered civil engineer prepared sewer improvement plans to the JCSD/Engineering Division. The plans shall be JCSD	Prior to Building	Public Works	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	approved prior to issuance of any building permits.	Permit Issuance	Department	
86.	The developer is advised that domestic water service is provided by JCSD. The developer shall be responsible for coordinating with JCSD and complying with all requirements for establishing domestic water service to the property.	Prior to Building Permit Issuance	Public Works Department	
Prior to Certificate Occupancy				
87.	Applicant shall participate in the final adopted program with regards to providing a non-potable water supply source and related infrastructure improvements for parks and green belt areas.	Prior to Certificate of Occupancy	JCSD	
88.	The applicant shall provide and install City-approved signage indicating "No Street Parking – Vehicles Subject to Towing." Such signage shall be maintained in good condition for the life of the project and shall be located to ensure visibility to all users and visitors.	Prior to Certificate of Occupancy	Planning Division	
89.	All parkway landscaping shall be guaranteed for a period of one (1) year from the date of the City Engineer acceptance. Any landscaping that fails during the one (1) year landscape maintenance period shall be replaced with similar plant material to the satisfaction of the City Engineer, and shall be subject to subsequent one (1) year landscape maintenance period.	Prior to Certificate of Occupancy	Public Works Department	
90.	A WQMP and Storm Water BMP Transfer, Access and Maintenance Agreement shall be required, obligating the property owner(s) to appropriate operation and maintenance obligations of on-site BMPs constructed pursuant to the approved WQMP. The WQMP and Storm Water BMP Transfer, Access and Maintenance Agreement shall be approved prior to issuance of a building permit and shall be Public Works Staff recorded at the San Bernardino County Recorder's Office	Prior to Certificate of Occupancy	Public Works Department	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	prior to issuance of a Certificate of Occupancy.			
91.	The development shall be annexed into all applicable CFD and/or LMD for traffic signals, street lights, full capture systems for all storm drains and landscape maintenance of raised landscape median and public parkways, to the satisfaction of the City Engineer or otherwise form a district where one is not currently in place.	Prior to Certificate of Occupancy	Public Works Department	
92.	All existing overhead utility lines shall be undergrounded within the project frontage(s). Utility undergrounding shall extend to the nearest off-site power pole. Unless City Engineer approved, no new power poles shall be installed. A letter from the owners of the affected utilities shall be submitted to the City Engineer prior to approval of the Precise Grading/Paving Plan, informing the City that they have been notified of the City's utility undergrounding requirement and their intent to commence design of utility undergrounding plans. When available, the utility undergrounding plan shall be submitted to the City Engineer identifying all above ground facilities in the area of the project to be undergrounded.	Prior to Certificate of Occupancy	Public Works Department	
93.	Upon City Engineer approval of any improvement plan, the improvement plan shall be provided to the City in digital format, consisting of a DWG (AutoCAD drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat) formats. Variation of the type and format of the digital data to be submitted to the City may be authorized, upon prior City Engineer approval.	Prior to Certificate of Occupancy	Public Works Department	
94.	RBBD, TUMF, ADP fee and any city development impact fees that are in effect at the time of the SB330 submittal on October 9, 2025, shall be	Prior to issuance	Public Works Department	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	paid prior to issuance of certificate of occupancy.	of certificate of occupancy		
95.	Prior to issuance of a Certificate of Occupancy or final City approvals, demonstrate that all structural BMP's have been constructed and installed in conformance with approved plans and specifications, and as identified in the approved WQMP.	Prior to Certificate of Occupancy	Public Work Department	
96.	Provide certification from JCSD to demonstrate that all water and/or wastewater service accounts have been documented.	Prior to Certificate of Occupancy	Public Works Department	
97.	All damaged, destroyed, or modified pavement legends, traffic control devices, signing, striping, and street lights, associated with the proposed development shall be replaced.	Prior to Certificate of Occupancy	Public Works Department	
98.	Remove existing and construct new pavement along the project frontage of Hellman Avenue and Walters Street with a minimum pavement section matching existing with a minimum subgrade of 24 inches at 95% relative compaction, or equal, along the entire half-width street frontage in accordance with City of Eastvale Standard Drawings. The pavement section shall be determined using appropriate Traffic Index ("TI") accepted by the City Engineer. A California registered Geotechnical Engineer shall design the pavement section using "R" values from the project site and submitted to the City Engineer for approval. Alternatively, depending on the existing street condition and as approved by the City Engineer, a street overlay, slurry seal, or other repair can be performed to preserve recent pavement improvements.	Prior to Certificate of Occupancy	Public Works Department	
99.	Construct an Americans with Disabilities Act ("ADA") compliant sidewalk behind curb along the entire frontage and interior streets in accordance with the General Plan, any Specific Plan, the City of	Prior to Certificate of	Public Works Department	

Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	Eastvale Standard Drawings, subject to the approval of the City Engineer.	Occupancy		
100.	Construct the following public improvements per City Standards along Walters Street: sidewalk, curb and gutter, street lights, street trees, ADA ramps, grind and overlay. Construct the following improvements along Hellman Avenue: sidewalk, curb and gutter, street lights, street trees, ADA ramps, grind and overlay to median, striping/signage prior to certificate of occupancy.	Prior to Certificate Occupancy	Public Works Department	
101.	Removal of buddy pole along Hellman Avenue.	Prior to Certificate Occupancy	Public Works Department	
102.	The project Covenants Conditions and Restrictions (CC&Rs) and/or a Property Owners Association document shall be provided to the City for final review and approval and shall address maintenance and operation of common areas and/or facilities including but not limited to private parking areas, private utilities, and water quality basins.	Prior to Certificate of Occupancy	Planning and Public Works Divisions	

General Compliance Items/Requirements and Information

The following items are noted for the applicant's information. These items are required by the City, other local agencies, or state and federal agencies, and are not conditions of approval of the project.

The applicant shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.

Should this project lie within any assessment/benefit district, the project proponent shall, prior to acceptance of improvements, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are otherwise deferred.

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CONDITIONS OF APPROVAL				
Planning Application Number and Description: Project No. PLN25-20102– Major Development Review for the site planning and master architecture of a 35 unit single family detached residential community on Tentative Tract Map 39416 subject to SB 330 and State Density Bonus Law, located generally at the northeast corner of Hellman Avenue and Walters Street.				
Assessor's Parcel Number: 144-070-016, 144-070-017, 144070-018, and 144-070-020				
City Council Approval Date:				
Conditions of Approval		**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
General Conditions/Requirements				
1.	The applicant shall review and sign below verifying the "Acceptance of the Conditions of Approval" and return the signed page to the Eastvale Planning Department. Project approval is not final until a signed copy of these conditions is filed with the City. Applicant Signature Date	Must be completed to finalize approval	Planning Division	
2.	In compliance with Section 15075 of the California Environmental Quality Act (CEQA) Guidelines, a Notice of Determination (NOE) shall be filed with the Riverside County Clerk within five (5) days of project approval. The NOE shall include the required California Department of Fish and Wildlife (CDFW) (Code Section 711.4.d.3) fee and the Riverside County Clerk administrative fee.	Five (5) days from project approval	Planning Division	
3.	*Protest.* The applicant may protest any fees, dedications, reservations, or other exactions imposed by the City on the project in the manner provided for in Government Code Section 66020 and Eastvale Municipal Code Section 110.28.050(D). Any protest of the above impact fees, or any other fees, dedications, reservations, or	Within 90 days from project approval	Building Division	

	other exactions imposed by the City on the project through PLN25-20102 must be filed within 90-days of the date of this conditional approval of PLN25-20102. *Deferral of payment to final inspection or certificate of occupancy*. The applicant may elect to defer payment of impact fees to the date of the final inspection, or the date the certificate of occupancy is issued, whichever occurs first, in accordance with Government Code Section 66007 and Eastvale Municipal Code section 110.28.050(B). If the applicant elects to defer payment pursuant to Section 66007, the fees or charges shall be paid on a pro rata basis for each dwelling when it receives its final inspection or certificate of occupancy, whichever occurs first. *Audit and Notice*. In accordance with Government Code Section 66006(e), the Applicant is hereby notified of the right to file with the City Clerk: (a) a request for an audit of the City's development impact fees in accordance with Government Code Section 66023; and (b) a written request for mailed notices of the City's public meetings to review annual reports of development impact fees under Government Code Section 66006(b)(1).			
4.	The applicant shall indemnify, protect, defend, and hold harmless the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative, or adjudicatory in nature), and alternative dispute resolutions procedures (including but not limited to arbitrations, mediations, and other such procedures) (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul any action of, or any permit or	Ongoing	Planning Division	

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	approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.			
5.	Applicant understands and agrees that failure to comply with all conditions of approval may result in the City Council/Planning Commission taking action resulting in modification of conditions of approval and/or suspension or revocation of the Major Development Review permit.	Ongoing	Planning Division	
6.	Approval of Major Development Review (PLN25-2012) shall lapse and become void as of **[Insert date], 2028**, unless building permits have been issued and construction is commenced and diligently pursued towards completion on the structures that are the subject of Major Development Review (PLN25-20102), or a time extension is requested in writing prior to that date.	Ongoing	Planning Division	
7.	Approval of Major Development Review (PLN25-2012) is contingent upon approval of Tentative Tract Map 39416 and the Density Bonus Agreement. Failure to approve Tentative Tract Map 39416 and the Density Bonus Agreement shall render any approval of Major Development Review (PLN25-20102) null and void.	Ongoing	Planning Division	

8.	All applicable Tentative Tract Map 39416 conditions of approval (PLN25-2012) shall be incorporated herein by reference.	Ongoing	Building, Planning, and Public Works Divisions	
9.	Major Development Review (PLN25-20102) is for the site planning and architecture of 35 single-family residential dwellings within Tentative Tract 39416 along with two (2) lots for open space purposes and four (4) lots for street purposes.	Ongoing	Planning Division	
10.	Any approval shall not be final until and unless the applicant's deposit account with Public Works has a balance of at least $10,000 to cover staff time to follow-up, monitoring, and other post-approval work by staff. The City reserves the right to request additional deposits to cover post-approval staff work and to half work if the deposit account is exhausted.	Ongoing	Public Works Department	
11.	Provide street sweeping services for onsite and offsite within project frontages weekly.	Ongoing	Public Works Department	
12.	Remove all graffiti within 24 hours pre-construction, during construction, and after a Certificate of Occupancy is issued.	Ongoing	Public Works Department	
13.	A City of Eastvale Encroachment Permit is required for any improvements within the public right-of-way.	Ongoing	Public Works Department	
14.	All street cuts for utilities shall be repaired in accordance with City Standard or as recommended; and any interim trench repairs shall consist of compacted backfill to the bottom of the pavement structural section followed by placement of standard base course material in accord by the City Engineer and with the Standard Specifications for Public Work Construction ("Greenbook"). The base course material shall be placed the full height of the structural section to be flush with the existing pavement surface and provide a smooth pavement surface until permanent cap paving occurs using an acceptable surface course material.	Ongoing	Public Works Department	

15.	In accordance with City's Moratorium policy to preserve newly paved streets, any and all street and/or trench cuts in newly paved streets will be prohibited or be subject to moratorium street repair standards as reference in Section 12.08.260 of the Eastvale Municipal Code.	Ongoing	Public Works Department	
16.	Any and all utility trenches or other excavations within existing asphalt concrete pavement of off-site streets resulting from the proposed development shall be backfilled and repaired in accordance with City of Eastvale Standard Drawings. The developer shall be responsible for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of off-site streets including pavement repairs in addition to pavement repairs made by utility companies for utilities installed for the benefit of the proposed development (i.e. Jurupa Community Services District, Southern California Edison, Southern California Gas Company, Time Warner, Verizon, etc.). Multiple excavations, trenches, and other street cuts within existing asphalt concrete pavement of off-site streets resulting from the proposed development may require complete grinding and asphalt concrete overlay of the affected off-site streets, at the discretion of the City Engineer. The pavement condition of the existing off-site streets shall be returned to a condition equal to or better than what existed prior to construction of the proposed development.	Ongoing	Public Works Department	
17.	Construction signing, lighting and barricading shall be provided during all phases of construction in accordance with City Standards and the direction of the City Engineer. As a minimum, all construction signing, lighting and barricading shall be in accordance with Part 6 "Temporary Traffic Control" of the latest California Manual on Uniform Traffic Control Devices, or subsequent editions in force at the time of construction.	Ongoing	Public Works Department	
18.	The protocols and stipulations that the contractor, City, consulting tribe(s), and project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural	To be Implemented by the Applicant	Planning Division	

	resource deposits that shall be subject to a cultural resources evaluation, include the following. 1. During the original cutting of previously undisturbed deposits, the archaeological and tribal monitors (if applicable) shall be on-site, as determined by the consulting archaeologist, to monitor excavations. The frequency of inspections will depend upon the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The consulting archaeologist shall have the authority to modify the monitoring program if the potential for cultural resources appears to be less than anticipated. 2. Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored grading can proceed. 3. In the event that previously unidentified cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the City at the time of discovery. The archaeologist, in consultation with the City, shall determine the significance of the discovered resources. The City must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a research design and data recovery program to mitigate impacts shall be implemented by the consulting archaeologist and approved by the City before being carried out using professional archaeological methods. If any human bones are discovered, the County coroner and City shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant (as identified by the Native American Heritage Commission) shall be contacted in order to determine proper treatment and disposition of the remains. 4. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered, and features recorded	During Construction		

	using professional archaeological methods. The project archaeologist in consultation with the consulting tribe(s) shall determine the amount of material to be recovered for an adequate artifact sample for analysis.			
19.	One or more of the following treatments, in order of preference, shall be used in the event of a cultural resources discovery: 1. Preservation-in-place. Avoidance, or preservation-in-place, involves leaving a resource where it was found with no development affecting its integrity. Pursuant to Public Resources Code Section 21083.2(b), avoidance is the preferred method of preservation for archaeological and cultural resources. 2. Reburial on the project site in an area not subject to future disturbance. Reburial of a resource shall include provisions to protect the selected reburial area from any future impacts in perpetuity. Reburial shall not occur until all required cataloging and basic recording have been completed, with the exception of sacred items, burial goods, and Native American human remains. Any reburial process shall be culturally appropriate. The listing of contents and the location of the reburial shall be included in a confidential Final Monitoring Report (refer to SDC CUL-6). 3. If preservation-in-place or reburial is not feasible, all cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards in a Riverside County curation facility that meets the Office of Historic Preservation Guidelines for the Curation of Archaeological Resources (California Office of Historic Preservation 1993). The collections and associated records shall be transferred, including title, and accompanied by payment of the fees necessary for permanent curation.	To be Implemented by the Applicant During Construction	Planning Division	
Prior to Map Recordation				

20.	The applicant shall enter into a Density Bonus Agreement with the City of Eastvale, to the satisfaction of the City Attorney.	Prior to Map Recordation	Planning Division	
21.	Lots 11 and 24 of TTM 39416 shall be identified as affordable unit lots reserved for the Very-Low Income category.	Prior to Map Recordation	Planning Division	
22.	The applicant shall enter into a Subdivision Improvement Agreement with the city, and shall guarantee by posting security(ies) to include all public improvements that the developer is conditioned to construct as part of this approval.	Prior to Map Recordation	Public Works Department	
Notes on Grading and Construction Plans to be Implemented During Construction				
23.	The cover sheet of the building construction drawings shall include a blue line print of the City's conditions of approval and shall be attached to each set of plans submitted for City approval.	Ongoing	Planning Division	
24.	Dimensioned building setbacks and property lines, street centerlines, and between buildings or other structures shall be designed on the plot plan.	Ongoing	Building, Planning, and Public Works Divisions	
25.	All property lines and easements must be shown on the plot plan. A statement that such lines and easements are shown is required.	Ongoing	Building, Planning, and Public Works Divisions	
26.	To ensure consistency with the goals and objectives of the Western Riverside County MSHCP, the proposed project will adhere to MSHCP Appendix C, Standard Best Management Practices.	To be Implemented by the Applicant During Construction	Planning Division	
27.	The project will be subject to the general sound level standards of Eastvale Municipal Code Section 8.52.040, *General Sound Level Standards.*	To be Implemented by the Applicant	Planning and Community Enhancement	

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		During Construction	and Safety Divisions	
28.	As an infill development site, construction will be occurring within a noise-sensitive environment. In accordance with Municipal Code requirements, any construction or maintenance activity on real property which may disturb the peace and comfort of inhabitants of the neighborhood or comfortable enjoyment of life and property is prohibited between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and 6:00 p.m. and 7:00 a.m. during the months of October through May, unless said work is of an emergency nature or a prior permit has been obtained from the Community Development Director.	To be Implemented by the Applicant During Construction	Planning and Community Enhancement and safety Divisions	
Prior to Issuance of Grading Permit				
29.	Prior to the issuance of a grading permit, the developer shall pay all necessary fees as determined by the City Engineer including but not limited to MSCHP fees and grading permit fees.	Prior to Issuance of Grading Permit	Public Works Department	
30.	Grading in excess of 199 cubic yards will required performance security to be posted with the City.	Prior to Issuance of Grading Permit	Public Works Department	
31.	Prior to ground disturbances that would impact potentially suitable nesting habitat for avian species, the project applicant shall adhere to the following: 1. To avoid impacts to nesting birds (common, migratory, and special status) regardless of the time of year during the nesting season, a qualified avian biologist retained by the project applicant will conduct pre-construction Nesting Bird Surveys within three (3) days prior to project-related disturbance within the entire project site and a 300-foot buffer around the project site at the appropriate time of day/night, during appropriate weather conditions to nestable vegetation to identify any active nests. Surveys shall encompass all	Prior to Issuance of Grading Permit	Planning Division	

	suitable areas including trees, shrubs, bare ground, burrows and cavities. If no active nests are found, no further action will be required. 2. If a nest is suspected, but not confirmed, the qualified avian biologist shall establish a disturbance-free buffer until additional surveys can be completed prior to the commencement of ground disturbing project activities. If an active nest is found, the qualified avian biologist will set appropriate no-work buffers around the nest which will be based upon the nesting species, its sensitivity to disturbance, nesting stage, and expected types, intensity, and duration of the disturbance. If a nest is observed, but thought to be inactive, the qualified avian biologist shall monitor the nest for one hour (four hours for raptors) prior to approaching the nest to determine status. The qualified avian biologist shall not risk failure of the nest to determine the exact location or status and shall make every effort to limit the nest to potential predation as a result of the survey/monitoring efforts (e.g., limit number of surveyors, limit time spent at/near the nest, scan the site for potential nest predators before approaching, immediately depart nest area if indicators of stress or agitation are displayed). The buffer shall be of a distance to ensure avoidance of adverse effects to the nesting bird. The qualified avian biologist shall use their best professional judgement regarding the monitoring period and whether approaching the nest is appropriate. The nests and buffer zones shall be field-checked daily weekly by a qualified biological monitor. The approved no-work buffer zone shall be clearly marked in the field, within which no disturbance activity shall commence until the qualified biologist has determined the young birds have successfully fledged and the nest is inactive.			
32.	In accordance with MSHCP species-specific objective #6 for burrowing owl, a preconstruction survey for burrowing owl shall be conducted within 30 days prior to ground disturbance by a qualified biologist where suitable habitat is present within the study area	Prior to Issuance of Grading Permit	Planning Division	

	(project site and surrounding 500-foot buffer). If active burrowing owl burrows are detected during the breeding season (March 1 through August 31), all work within 300 feet of any active burrow will be halted until that nesting effort is finished as determined by a qualified biologist. Work can resume when no other active burrowing owl nesting efforts are observed. If active burrowing owl burrows are detected outside the breeding season (September 1 through February 28), then a Burrowing Owl Exclusion Plan shall be prepared by the project applicant and approved by the County of Riverside Environmental Programs Department in consultation with the California Department of Fish and Wildlife (CDFW). The Burrowing Owl Exclusion Plan shall be prepared in accordance with guidelines in the CDFW Staff Report on Burrowing Owl (2012) and the MSHCP, which allows for passive relocation (i.e., use of one-way doors and collapse of burrows). Burrowing owl burrows shall be excavated with hand tools by a qualified biologist when determined to be unoccupied and backfilled to prevent reentry.			
33.	Prior to issuance of a grading permit, the project applicant shall provide written verification that a qualified archaeologist has been retained to develop and implement a Cultural Resources Monitoring Plan (CRMP). The CRMP shall address the details of all monitoring activities and procedures to be followed to reduce the impacts to cultural and historic resources to a less than significant level as well as addressing potential impacts to undiscovered buried archaeological resources associated with this project. The CRMP shall be reviewed by any consulting tribe(s) and reviewed and approved by the City.	Prior to Issuance of Grading Permit	Planning Division	

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34.	The project applicant shall provide for Native American monitoring during grading. The Native American monitor(s) shall work in concert with the archaeological monitor to observe ground disturbances and search for cultural materials. The City shall coordinate with the consulting tribe(s) to facilitate communications with the project developer/applicant so that all parties can develop a mutually acceptable Tribal Monitoring and Treatment Agreement, which will include the scope of monitoring, scheduling of monitors from individual consulting tribe(s), and the course of action for inadvertent discoveries.	Prior to Issuance of Grading Permit	Planning Division	
35.	The project archaeologist and the consulting tribes(s) shall attend the pre-grading meeting with the City, the construction manager, and any contractors, and will conduct a mandatory cultural resources worker sensitivity training. The training will include a brief review of the cultural sensitivity of the project site and the surrounding area; what resources could potentially be identified during earth-moving activities; the requirements of the monitoring program; the protocols that apply in the event that inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols.	Prior to Issuance of Grading Permit	Planning Division	
36.	Prior to the issuance of any grading permit, the project applicant shall provide written evidence to the City that the project applicant has retained a qualified paleontologist to develop and implement a Paleontological Resources Impact Mitigation Program (PRIMP) to guide monitoring procedures and establish protocols to follow in the event of a fossil discovery. The paleontologist shall be present at the pre-grading conference, shall describe procedures for paleontological resource surveillance, and shall establish in the PRIMP, in cooperation with the project applicant and City, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of the fossils. If the	Prior to Issuance of Grading Permit	Planning Division	

	paleontological resources are found to be significant, the paleontologist shall determine appropriate actions, in cooperation with the project applicant, which ensure proper exploration and/or salvage.			
37.	A permit for the hauling of material to and from the project site shall be submitted to the City for approval.	Prior to Issuance of Grading Permit	Public Works Department	
38.	Submit a California civil engineer prepared earthwork cut and fill certification letter to the Engineering Division for review. If the required earthwork in cubic yards is 50 CY or less, a Precise Grading/Paving Plan will not be required; however, the applicant is required to pull an NPDES/Public Works permit prior to issuance of a Building Permit for record purposes.	Prior to Issuance of Grading Permit	Public Works Department	
39.	Development of the site is subject to the requirements of the National Pollution Discharge Elimination System (NPDES) Permit for the City of Eastvale, under the Santa Ana Regional Water Quality Control Board, Board Order No. R8-2010-0036. Pursuant to the NPDES Permit, the developer shall ensure development of the site incorporates post-construction Best Management Practices ("BMPs") in accordance with the Model Water Quality Management Plan ("WQMP") approved for use for the Santa Ana River Watershed. The developer is advised that applicable Site Design BMPs will be required to be incorporated into the final site design, pursuant to a site specific WQMP submitted to the City Engineer for review and approval. The site specific WQMP shall be submitted to the City Engineer for review and approval with the Precise Grading/Paving Plan.	Prior to Issuance of Grading Permit	Public Works Department	
40.	Prior to commencing with any grading, the required erosion and dust control measures shall be in place. In addition, the following shall be included if not already identified:	Prior to Issuance of Grading Permit	Public Works Department	

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	a. 6 foot high tan colored perimeter screened fencing b. Contractor information signage including contact information along the street frontage. c. Post dust control signage with the following verbiage: "Project Name, WDID No., IF YOU SEE DUST COMING FROM THIS PROJECT CALL: NAME (XXX) XXX-XXX, If you do not receive a response, please call the AQMD at 1-800-CUT-SMOG/1-800-228-7664"			
41.	A Notice of Intent (NOI) to comply with the California General Construction Stormwater Permit is required via the California Regional Water Quality Control Board online SMARTS system. A copy of the executed letter issuing a Waste Discharge Identification (WDID) number shall be provided to the City Engineer. The General Construction Permit requires the developer's contractor to prepare and maintain a Storm Water Pollution Prevention Plan ("SWPPP"). The SWPPP requires all appropriate measures be implemented to prevent erosion and water pollution during construction.	Prior to Issuance of Grading Permit	Public Works Department	
42.	A California registered Geotechnical Engineer prepared Geotechnical/Soils Report shall be required for and incorporated as an integral part of the grading/paving plan for the proposed development. A copy of the Geotechnical/Soils Report shall be submitted to the Engineering Division with the first submittal of the Precise Grading/Paving Plan.	Prior to Issuance of Grading Permit	Public Works Department	
43.	All stormwater runoff passing through the site shall be accepted and conveyed across the property in a manner acceptable to the City Engineer. All on-site City Engineer approved retention or other facilities are required to contain the increase stormwater runoff generated from the proposed development. Provide a hydrology study to determine the volume of increased stormwater runoff due to development of the site, and to determine required stormwater runoff mitigation measures for the proposed development. The City	Prior to Issuance of Grading Permit	Public Works Department	

	Engineer must approve the final retention basin sizing and other stormwater runoff mitigation measures determined upon review and approval of the hydrology and may require redesign or changes to site configuration or layout consistent with the findings of the final hydrology study. The existing "pre-developed" condition compared to the proposed "developed" condition shall be used to calculate the volume of increased stormwater runoff to retain on-site under the 100-year frequency storm.			
44.	Direct release of on-site nuisance water or stormwater runoff shall not be permitted to the adjacent public streets. Provisions for the interception of nuisance water from entering adjacent public streets from the project site shall be provided through the use of a minor storm drain system that collects and conveys nuisance water to landscape or parkway areas, and in only a stormwater runoff condition, pass runoff directly to the streets through parkway or under sidewalk drains.	Prior to Issuance of Grading Permit	Public Works Department	
45.	Street names shall be approved by the Community Development Director prior to issuance of grading permit. Suggested street names and alternatives shall be submitted in writing to the Community Development Director for approval. Phonic similarity with existing street names should be avoided.	Prior to Issuance of Grading Permit	Planning Division	
46.	The applicant shall be responsible for creating a proposed addressing list and exhibit for review and approval by the Community Development Director, prior to issuance of grading permit. Addresses shall be suggested for any building(s) and/or any electrical/water single/dual irrigation meter pedestal(s) or temporary power poles.	Prior to Issuance of Grading Permit	Planning Division	
47.	If the existing irrigation well will not be used as part of the redevelopment, it shall be properly decommissioned prior to grading activities. Well abandonment shall be performed in accordance with all applicable state and local regulatory requirements.	Prior to Issuance of Grading Permit	Planning and Building Division	

Prior to Issuance of Building Permit				
48.	A Final Monitoring Report, documenting the field and analysis results and interpreting the artifact and research data within the research context, shall be completed and submitted to the satisfaction of the City prior to the issuance of any building permits. The report will include the California Department of Parks and Recreation's Primary and Archaeological Site Forms. The Final Monitoring Report shall be filed with the City under a confidential cover and not subject to Public Records Request and a copy of the report shall be submitted to the consulting tribe(s).	Prior to Building Permit Issuance	Planning Division	
49.	If paleontological resources are uncovered and after completion of the project, the project applicant shall submit the paleontologist's follow-up report for approval by the City. The report shall include the period of inspection, a catalogue and analysis of the fossils found, and the present repository of the fossils. The project applicant shall prepare excavated material to the point of identification. The project applicant shall offer excavated finds for curatorial purposes to the City or its designee, on a first refusal basis. These actions, as well as final mitigation and disposition of the resources, shall be subject to approval by the City. The project applicant shall make a one-time payment of curatorial fees for the storage of these resources in perpetuity.	Prior to Building Permit Issuance	Planning Division	
50.	Submit California registered civil engineer or traffic engineer prepared traffic striping and signage plans for review and approval. All required traffic thermoplastic striping and signage improvements shall be completed concurrently with street improvements to the satisfaction of the City Engineer.	Prior to issuance of Building Permits	Public Works Department	
51.	Submit photometric of street lighting. All lights shall be Edison LS-3 tariff and utilize General Electric Evolve LED luminaires per City Specifications. The developer shall be responsible for applying with Southern California Edison ("SCE") for all appropriate service	Prior to issuance of Building Permits	Public Works Department	

	points and electrical meters early in the process to avoid delays. The developer must pay for the electrical service of new meter pedestals installed until such time the improvements have been accepted and the underlying property is annexed into LMD/CFD.			
52.	The public street improvements outlined in these conditions of approval are intended to convey to the developer an accurate scope of required improvements; however, the City Engineer reserves the right to require reasonable additional improvements as may be determined in the course of the review and approval of street improvement plans required herein.	Prior to issuance of Building Permits	Public Works Department	
53.	A WQMP and Storm Water BMP Transfer, Access and Maintenance Agreement shall be required, obligating the property owner(s) to appropriate operation and maintenance obligations of on-site BMPs constructed pursuant to the approved WQMP. The WQMP and Storm Water BMP Transfer, Access and Maintenance Agreement shall be approved prior to issuance of a building permit and shall be Public Works Staff recorded at the Riverside County Recorder's Office prior to issuance of a Certificate of Occupancy.	Prior to issuance of Building Permits	Public Works Department	
54.	Provide pad elevation certifications for all building pads in conformance with the approved Precise Grading Plan to the Engineering Division prior to construction of any building foundation.	Prior to issuance of Building Permits	Public Works Department	
55.	The developer shall connect to the JCSD sewer system and apply for a sewer connection account with JCSD.	Prior to issuance of Building Permits	JCSD	
56.	Submit California registered civil engineer prepared sewer improvement plans to the JCSD/Engineering Division. The plans shall be JCSD approved prior to issuance of any building permits.	Prior to issuance of Building Permits	Public Works Department and JCSD	

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57.	The developer is advised that domestic water service is provided by JCSD. The developer shall be responsible for coordinating with JCSD and complying with all requirements for establishing domestic water service to the property.	Prior to issuance of Building Permits	JCSD	
58.	The developer shall pay all necessary impact and mitigation fees required. These fees include, but are not limited to, fees associated with Transportation Uniform Mitigation Fee (TUMF), Road Bridges Benefit District (RBBD) Fees, Quimby (parkland in-lieu) Fee, ADP and City Development Impact Fees.	Prior to issuance of Building Permits	Building Division	
59.	All construction shall comply with the most recently adopted City and State building codes: 2022 California Building Code 2022 California Residential Code 2022 California Electrical Code 2022 California Mechanical Code 2022 California Plumbing Code 2022 California Fire Code 2022 California Green Code	Prior to issuance of Building Permits	Building Division	
60.	Special Inspections-As California Building Code Section 1704 indicates, the owner shall employ one or more special inspectors who shall provide special inspections when required by CBC Section 1704.	Prior to Building Permits	Building Division	
61.	The Title Sheet of the plans shall include: Occupancy Group Occupant Load Description of use	Prior to Building Permits	Building Division	

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	Type of Construction Height of Building(s) Floor area of building(s) and/or occupancy group(s)			
62.	The project applicant is required to pay school impact fees. California Government Code Section 65996 indicates that payment of school impact fees is considered full mitigation for project impacts to a school district.	Prior to issuance of Building Permits	Building Division and Corona Norco Unified School District	
63.	Dimensioned building setbacks, property lines, street centerlines, and between buildings or other structures shall be designed on the plot plan.	Prior to issuance of Building Permits	Building Division	
64.	The project design will conform to energy conservation measures articulated in Title 24 of the California Code of Regulations and address measures to reduce energy consumption, such as flow restrictors for toilets, low-consumption light fixtures, and insulation. It shall also use drought landscaping to the extent feasible.	Prior to issuance of Building Permits	Building Division	
65.	The plot plan must show all property lines and easements, and a statement stating that such lines and easements are shown is required.	Prior to issuance of Building Permits	Building Division	
66.	Per the Business and Professionals Code, a design professional will be required to prepare plans for proposed improvements at the time of construction drawings.	Prior to issuance of Building Permits	Building Division	
67.	Public and private site improvements shall be designed per the Americans with Disabilities Act and Chapter 11 of California Building Code. The site plan shall include a site accessibility plan identifying exterior routes of travel and detailing running slope, cross slope, width, pedestrian ramp, curb ramps, handrails, signage, and truncated domes. Path of travel shall be provided form the public right of way and accessible parking to the building. The design	Prior to issuance of Building Permits	Building Division	

	professional shall ensure that the site accessibility plan complies with the latest Federal and State regulations.			
68.	The project applicant, developer, or successor in interest shall provide written verification that the Jurupa Community Services District can and will provide potable water service to the project.	Prior to issuance of Building Permits	Building Divisions	
69.	Prior to any demolition, grading, or off site disposal of debris, the project shall be conditioned to require that all discarded building materials be evaluated for the presence of asbestos-containing materials (ACMs) in accordance with applicable federal, state, and local regulations. If ACMs are identified, they shall be handled, removed, and disposed of by a licensed asbestos abatement contractor following all regulatory requirements.	Prior to issuance of Building Permits	Building and Planning Divisions	
70.	A Final Site Plan of Development shall be approved prior to issuance of any building permits. The Final Site Plan of Development shall include but is not limited to the following: a. Master home plans and elevations. b. Dimensioned site plan showing, but not limited to, the following: o Setbacks o Location of mailboxes c. Final grading plan d. Landscape and irrigation plans for private, common, and public areas e. Wall and fence plans f. Photometric Lighting Plan to ensure proper outdoor light, pursuant to City of Eastvale Municipal Code Section 120.05.050, Outdoor Lighting	Prior to Issuance of Building Permit	Planning Department	

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71.	Construction and architectural detailing shall be in substantial conformance with the approved plans, including but not necessarily limited to elevation drawings and material/colors sample board, submitted as part of this application and as approved by the City Council.	Prior to Issuance of Building Permits	Planning Division	
72.	Any future modification to the building colors or architectural style approved by the City Council shall be subject to review and approval by the Community Development Director. At the Community Development Director's discretion, proposed color or architectural style modifications may be referred to the City Council for Major Development Review approval.	Prior to Issuance of Building Permits	Planning Division	
73.	Final plotting of homes on lots within Major Development Review (PLN25-20102) shall be subject to review and approval by the Planning Division.	Prior to Issuance of Building Permits	Planning Division	
74.	Final plotting of homes, with the exception of homes plotted on Lot 9 and Lot 10 of TTM 39416 shall have a minimum driveway depth of 20 feet.	Prior to Issuance of Building Permits	Planning Division	
75.	An even mix of exterior façade treatments, colors, and roof tile colors shall be used on the homes approved per this Major Development Review to the satisfaction of the Community Development Director. Applicant shall provide a tabulation of proposed architectural styles and colors schemes to be implemented on lots for review and approval by the Planning Division prior to issuance of building permits.	Prior to Issuance of Building Permits	Planning Division	
76.	Mailboxes shall be designed, installed and located by the developer to the satisfaction of the Community Development Director.	Prior to Issuance of Building Permits	Planning Division	
77.	Any future entry monumentation into the development of Tentative Tract Map 39416 shall be subject to review and approval by the	Prior to Issuance of Building Permits	Planning Division	

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	Community Development Director and the City Traffic Engineer prior to issuance of a building permit.			
78.	All mechanical equipment, including but not limited to HVAC units, shall be screened from public view and sound buffered from adjacent properties to the satisfaction of the Community Development Director and Building Official	Prior to Issuance of Building Permits	Planning and Building Divisions	
79.	The master conceptual wall and fence plan approved by the City Council as part of **PLN25-20102** shall serve as the master plan of development for community walls and fences within TTM 39416. The final design and location of project walls and fences shall be subject to review and approval of the Community Development Director.	Prior to Issuance of Building Permits	Planning Division	
80.	The applicant shall provide evidence that a good faith effort was made to enter into an agreement with the property owners of 7483, 7471, 7459, 7447, 7435, and 7423 Silver Saddle Court for the removal of their existing tract perimeter fencing (rear fence) and the construction of a new shared tract perimeter fence (rear fence) in conjunction with the development of project PLN25-20102. In the event that said one or more owners refuse to enter into such agreement, the applicant shall construct the eastern perimeter fence as shown within the development plans for PLN25-20102. Should the latter occur, the applicant shall utilize measures to ensure proper weed abatement occurs between the two parallel perimeter fences so as to prevent any vegetation from growing between the two fences.	Prior to Issuance of Building Permits	Planning Division	
81.	A digital copy of construction landscape plans shall be submitted to the Planning Division for review and approval. The plan shall be certified by a licensed landscape architect as required, taking into account approved preliminary landscape plan (if any), adopted plant alette guides, applicable scenic and specific plan requirements, and water conservation measures. **This submittal shall be made to the Planning Division with the appropriate Application and fee.**	Prior to Issuance of Building Permits	Planning Division	

82.	The above-described plans shall be in substantial conformance with the conceptual landscape plans as approved by the City Landscape Architect, City Administrative staff, Planning Commission and/or City Council. Notes, details, and specifications shall be included.	Prior to Issuance of Building Permits	Planning Division	
83.	All landscape and irrigation plans shall be consistent with the Eastvale Municipal Code Chapter 14.24, Water Conservation for Landscaping, and Chapter 120.05.040, Landscape Requirements.	Prior to Issuance of Building Permit	Planning Division	
84.	Landscape construction plans shall be drawn at a scale of 20 feet equal to 1 Inch or larger. The city will not accept plans drawn at 30 feet scale or smaller. Plans set shall include a title sheet with all project information, construction plans and details, irrigation plans and details, planting plans and details and a photo exhibit sheet of selected planting palettes for communication of the palette and plants form, size, and character, in addition to site features and material to express design intent.	Prior to Issuance of Building Permit	Planning Division	
85.	Concrete mow curbs shall be required at edges defining maintenance responsibility such as property boundaries in frontage areas and for separating turf or groundcover from shrub areas.	Prior to Issuance of Building Permit	Planning Division	
86.	Planting shall offer horizontal and vertical variation in form, texture, and scale and shall include multiple species to prevent against loss of a monoculture of a single species from species specific pest or other cause.	Prior to Issuance of Building Permit	Planning Division	
87.	Canopy shade trees fully surrounded by hardscape shall be, based on the direction of the City Landscape Architect required to have special planting techniques including, specialized soil mixes, geotechnical support structures, or other instruments for maintaining uncompacted and healthy soil root zones for the trees needs based on species or size required and site-specific characteristics.	Prior to Issuance of Building Permit	Planning Division	

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88.	No light fixture, electric transformer, fire detector check, fire hydrant, or other utilities shall be designed for any location in a planting area, which would make it necessary to eliminate a tree. All overhead light fixtures and utilities shall be identified on the grading and site plans. Utilities shall be screened appropriately with landscaping. Any trees that are determined to be in conflict through the design development process shall be relocated to keep the same quantities shown on the approved entitlement plan, this shall include adjusting, adding, and revising or creating additional planting areas to support the total required number.	Prior to Issuance of Building Permit	Planning Division	
89.	All trees shall be double staked with vinyl type ties nailed to the lodge pole stakes in at least two vertical locations. Trees in high wind corridors or trees requiring special support measures shall require additional staking and or specialized staking material as needed.	Prior to Issuance of Building Permit	Planning Division	
90.	Root barriers shall be installed for all trees planted within 5 feet of hardscape, paving, or walls/ structures. All trees requiring root barriers shall extend 10’ from the center of the trunk in either direction and be a minimum of 24” deep.	Prior to Issuance of Building Permit	Planning Division	
91.	Any water quality basins shall utilize hand planted shrubs and ground cover on all slopes. The bottom of the basin shall be as planted as recommended by the WQMP and approved by the City Landscape Architect.	Prior to Issuance of Building Permit	Planning Division	
92.	All irrigation in shrub areas shall be designed and installed using drip irrigation. A weather-based smart irrigation controller shall be installed that measures evapo-transpiration. A rain shut off device shall be installed free of overhead obstruction and connected with the irrigation controller in addition to a master valve, flow sensor and separate Landscape water meter are required in addition to the above for all projects with landscape areas above 2500 square feet.	Prior to Issuance of Building Permit	Planning Division	

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93.	A water conservation statement shall be included in the landscape documentation package as well as Irrigation schedules for both establishment and maintenance, maintenance schedule, soil management plan (Soil test and recommendations) and the requirement for a third-party water audit of the installed irrigation system prior to final sign off.	Prior to Issuance of Building Permit	Planning Division	
94.	All plants shall be hydrozoned from low to medium water use according to WUCOLS IV as a general guide.	Prior to Issuance of Building Permit	Planning Division	
95.	Suggested irrigation and planting maintenance schedules shall be included for compliance with MWELO requirements.	Prior to Issuance of Building Permit	Planning Division	
96.	A soil management plan shall be included for compliance with MWELO requirements.	Prior to Issuance of Building Permit	Planning Division	
97.	A digital PDF reduced to the smallest size shall be submitted and approved by the Planning Division and the City Landscape Architect once the Entitlement process has been completed. A licensed Landscape Architect shall prepare and sign/ certify the plans.	Prior to Issuance of Building Permit	Planning Division	
98.	Any plans that include areas to be classified as a Landscape Maintenance District or similar instrument to be maintained by the City shall be required to meet the most current Riverside County Transportation and Land Management Agency- Standards and Specifications (https://trans.rctlma.org/landscaping) per Public Works direction.	Prior to Issuance of Building Permit	Planning Division	
99.	The above-described plans shall be in substantial conformance with the adopted city ordinances and or requirements as approved by the City Landscape Architect, City Planning Staff, Planning Commission and/or City Council. Notes, details, and specifications shall be included.	Prior to Issuance of Building Permit	Planning Division	

100	City required inspection schedule and signature block shall be included in the plans and be located on the tittle sheet.	Prior to Issuance of Building Permit	Planning Division	
101	All fertilizers and soil amendments used during planting preparation and installation shall be derived from organic based materials as a best management practice for storm water source control. Mycorrhizae and humate shall be incorporated into each plant pit in accordance with the manufacturer's specifications and the recommendations of the soil management plan.	Prior to Issuance of Building Permit	Planning Division	
102	A copy of the soil fertility recommendations and soil management plan specified using organic fertilizers and soil amendments shall be included on the first submittal of the landscape plans unless extensive grading is anticipated. In that case the landscape contractor shall provide the soil fertility recommendations and soil management plan prior to the pre-job meeting on site.	Prior to Issuance of Building Permit	Planning Division	
103	The City Landscape Architect shall meet with the job site superintendent and the landscape contractor for a pre-job meeting. Copies of required landscape submittals shall be presented for approval including soil test results per the soil management plan. The overall inspection schedule shall be reviewed, and all procedures shall be reviewed. No landscaping shall occur prior to the meeting.	Prior to Issuance of Building Permit	Planning Division	
104	Trees on Hellman Avenue and Walters Street shall be 36" box specimens.	Prior to Issuance of Building Permit	Planning Division	
105	On Hellman Avenue and Walters Street frontages a minimum of three (3) different levels of planting shall be provided and shall include groundcover, accents, and foundation of massing groupings, that shall vary species and flowering or interest seasons to offer year-round performance and avoid seasons or large swaths of planting in dormancy or in need of sever pruning.	Prior to Issuance of Building Permit	Planning Division	

106	Tract perimeter walls along Hellman Avenue and Walters Street frontages shall be planted with an appropriate vining species to soften the appearance of walls.	Prior to Issuance of Building Permits	Planning Division	
107	Access to rear yards shall require concrete steppers or other hardscape or gravel treatment to allow for refuse can storage/access.	Prior to Issuance of Building Permit	Planning Division	
108	Front yard/interior street trees shall be 24" box specimens.	Prior to Issuance of Building Permit	Planning Division	
109	Interior accent Oak trees shall be 36" box specimens.	Prior to Issuance of Building Permit	Planning Division	
110	No planters shall be less than 5 feet wide, minimum tree size shall be 24" box, minimum shrub size shall be 5 gallon with the exception of spreading ground covers- 1 gallon minimum, for frontage areas- typical front yards shall require at least 50% 5-gallon shrubs as relief from the above standard 5-gallon requirement due to limited yard size.	Prior to Issuance of Building Permit	Planning Division	
111	The Applicant shall submit a set of development plans, including a lighting plan, to the Eastvale Police Department for review and approval for appropriate safety measures including, but not limited to, the following: PROPERTY GATES AND KNOX BOX ENTRY a. The installation of the Knox Rapid Entry System if property gates are installed. This system permits law enforcement, fire, and first responders to obtain independent access to the property in the event of an emergency. The necessary order forms for the Knox Company may be obtained by contacting	Prior to Issuance of Building Permit	Building and Police Departments	

	the Jurupa Valley Sheriff's Station Crime Prevention Programs Coordinator at (951) 955-9225. ADDRESS NUMBERING: b. Prominently displayed address numbering in size and contrasting in color from the building façade or on a fixed sign near the street/main entrances. The numbers need to be visible from the street and interior property sides for any approaching emergency vehicles. No obstructions should limit their visibility (i.e., landscaping). SECURITY AND LIGHTING PLAN c. Adequate crime prevention measures to assist with identifying any suspect(s) of any potential future vandalism or theft attempts. Due to the high possibility of theft/vandalism attempts during construction, additional security measures should be added during that time frame of proposed construction. All exterior access points should be properly illuminated to make clearly visible any person on or about the premises during the hours of darkness. Residential units shall be equipped with solid core doors and quality dead bolt locking devices at entry points.			

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112	Fire protection Water Supplies/Fire Flow- Minimum fire flow for the construction of all buildings is required per CFC Appendix B. A reduction of up to 50% in the required fire flow is permitted for buildings equipped with automatic fire Sprinklers in accordance with the City Municipal Code. Prior to building permit issuance for new construction, the applicant shall provide documentation to show there exists a water system capable of delivering the required fire flow. On-site water supply must be available and operational before any combustible materials are placed on the construction site. Specific design features may increase or decrease the required fire flow. a. Will Serve Letters from the responsible water purveyor are required prior to map recordation.	Prior to Building Permit Issuance	Riverside County Fire Department	
113	Fire Protection Water Supplies/Hydrants- The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with CFC Appendix C and NFPA 24. Fire hydrants shall be located no more than 600 feet from all portions of the exterior of the building along an approved route on a fire apparatus access road, unless otherwise approved by the fire department. IN areas where new water mains are extended along streets and hydrants are not needed for protection of structures, standard fire hydrants shall be provided at spacing not to exceed 1,000 feet along streets for transportation hazards. Fire hydrants shall be at least 40 feet from the building they are serving. A fire hydrant shall be located within 20 to 100 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are 4” x 2 ½” (Standard Hydrant Reference CFC as amended and NFPA 24.	Prior to Building Permit Issuance	Riverside County Fire Department	

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114	Prior to building plan approval and construction, applicant/developer shall route a copy of the Water Improvement Plans (Offsite) to the Fire Department for review of hydrant placement only. Water Improvement Plans (Offsite) will not be reviewed or approved for the installation of onsite Private Fire Service Mains, private hydrants, or fire sprinkler system supplies. The installing contractor shall submit a separate set of working plans designed in accordance with NFPA13 and NFPA 24 to the Fire Department for a permit to install private water mains. a. Building permits shall not be released prior to the approval of the offsite (JCSD Water Plans) in addition, an approved Fire Water Source and approved Fire Apparatus Access Inspection shall be required prior to Building permit issuance.	Prior to Building Permit Issuance	Riverside County Fire Department	
115	Prior to building plan approval and construction, applicant/developer shall route a copy of the Water Improvement Plans (offsite) to the Fire Department for review of hydrant placement only. Water Improvement Plans (offsite) will not be reviewed or approved for the installation of onsite Private Fire Service Mains, private hydrants, or fire sprinkler system supplies. The private fire service main installing contractor shall submit a separate set of working plans designed in accordance with NFPA 13 and NFPA 24 to the Fire Department for a permit to install private water mains.	Prior to Building Permit Issuance	Riverside County Fire Department	
116	Fire apparatus access roads shall be at least 24 feet wide and comply with Riverside County Fire Department Guideline OFM-01A. Fire apparatus access roads shall be provided within 150 feet of all exterior portions of buildings, unless otherwise approved by the Fire Department. Access roads shall not have a grade more than 16% and shall have an unobstructed vertical clearance not less than 13 feet and 6 inches. Access lanes will be designed to withstand the weight of 80,000 pounds. Apparatus weight is distributed as 55,000 pounds	Prior to Building Permit Issuance	Riverside County Fire Department	

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	on tandem rear axles and 25,000 pounds on the front axle. Unless otherwise approved, the grade of a fire apparatus access road shall not exceed 16 percent and the cross slope shall not exceed 2.5 percent. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade change for 25 feet of approach/departure. Fire apparatus access roads shall have a turning radius capable of accommodating fire apparatus. Road base without an appropriate topping or binding material does not satisfy the all-weather requirement. a. Fire Lane Marking: Identification and marking of fire lanes, including curb details and signage, shall comply with all Riverside County Fire Department Standards.			
117	Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus. Reference CFC 503.1.1, 503.2.1 as amended by the County of Riverside and Riverside County Office of the Fire Marshal Guideline OFM-01A.	Prior to Building Permit Issuance	Riverside County Fire Department	
118	Inside and Outside Turning Radii- The minimum inside turning radius for an access road shall be 24 feet. The minimum outside turning radius shall be 48 feet. As fire apparatus are unable to negotiate tight “S” curves, a 60-foot straight leg must be provided between these types of compound-turns or the radii and/or road width must be increased accordingly.	Prior to Building Permit Issuance	Riverside County Fire Department	
119	Traffic Calming Devices are prohibited. Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Office of the Fire Marshal. Reference CFC 503.4.1	Prior to Building Permit Issuance	Riverside County Fire Department	
120	Fire and Life Safety Requirements- Final fire and life safety conditions will be addressed when the Fire Department reviews any subsequent submittals. These conditions will be based on California	Prior to Building Permit Issuance	Riverside County Fire Department	

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	Fire Code (CFC), California Building Code (CBC), and related codes/standards adopted and amended at the time of construction plan. Submittal.			
121	Driveway loops, fire apparatus access lanes and entrance curb radius should be designed to adequately allow access of emergency fire vehicles. The applicant or developer shall include in the building plans the required fire lanes and include the appropriate lane printing and/or signs.	Prior to Building Permit Issuance	Riverside County Fire Department	
122	Secondary Access- Unless otherwise approved by the Fire Department, dead end fire apparatus access roads shall not exceed 1,320 feet. Secondary egress/access fire apparatus access roads shall provide independent egress/access from/to the area or as other wise approved by the Fire Department. Secondary egress/access fire apparatus access roads shall be as remote as practical from the primary fire apparatus access road to reduce the possibility that both routes will be obstructed by a single emergency. Additional fire apparatus access roads based on the potential for impairment by vehicle congestion, condition of terrain, climatic conditions, anticipated magnitude of a potential incident, or other factors that could limit access may be required by the Fire Department. Reference CFC as amended and Riverside County Fire Department Policies and Standards.	Prior to Building Permit Issuance	Riverside County Fire Department	
123	Landscape plans shall be submitted to the Riverside County Fire Department for review and approval prior to final building permit issuance or commencement of landscape installation. The plans shall demonstrate that all trees, shrubs, palms, and other vegetation at mature size will not obstruct fire department laddering access, aerial apparatus operations, roof access or fire apparatus reach to any portion of the buildings.	Prior to Building Permit Issuance	Riverside County Fire Department	

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124	Gate Access: All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. These gates shall be provided with access to gate equipment or another method to open the gate if there is a power failure. A Pedestrian gate, if used to provide access, shall be a minimum 3 feet wide and provided with a Knox Box/Padlock if locked. Reference CFC 506.1.	Prior to Building Permit Issuance	Riverside County Fire Department	
125	Phase construction fire access shall comply with Riverside County Office of the Fire Marshal Guideline OFM-01A. Construction Phasing Plan shall be submitted and reviewed prior to building permit release for each phase of construction.	Prior to Building Permit Issuance	Riverside County Fire Department	
126	Residential Fire Sprinklers: Residential fire sprinklers are required in all one and two-family dwellings per the California Residential Code (CRC). Plans must be submitted to the Office of the Fire Marshal for review and be approved prior to installation. Reference CRC.	Prior to Building Permit Issuance	Riverside County Fire Department	
127	New Motorized gates shall be provided with means to be automatically opened remotely by emergency vehicles in accordance with the Riverside County Standards and policies. The system shall be compatible, but not limited to the detection of the following manufacturers of emergency vehicle preemption: Federal Signal, Whelen, and Tomar. These gates shall be provided with access to gate equipment or another method to open the gate if there is a power failure. (Manual gates shall not be locked unless a Knox padlock or Knox Box containing the key the lock is installed in an approved location on the approach side of the gate). A pedestrian gate, if used to provide access, shall be a minimum 3 feet wide and provided with a Knox Box/Padlock if locked. Upon installation of the system, compliance testing shall be completed by the Riverside County Fire Department. (RVC Amendment to CFC 503.6.1).	Prior to Building Permit Issuance	Riverside County Fire Department	

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128	The location of address numbers shall be indicated on the building plans. Street numbers shall be displayed in a prominent location on the street or fire apparatus access side of buildings. Numbers and letters shall be a minimum of 12" in height with a minimum stroke of .05 inch. Where access is by means of a private road and the building cannot be viewed from a public way, a monument pole or other sign shall be used to identify the structure in accordance with Riverside County Fire Department Guideline OFM-01-A. Address must be legible, of a contrasting color, and illuminated either internally or externally to be visible from the street at all hours.	Prior to Building Permit Issuance	Riverside County Fire Department	
129	Provide specific fire department conditions on plans for building permit submittal.	Prior to Building Permit Issuance	Riverside County Fire Department	
130	Plans should reflect that all street lights and other outdoor lighting are hooded or shielded to prevent either the spillage of lumens or reflection into the sky or above the horizontal plane.	Prior to Issuance of Building Permit	Planning Division	
Prior to Issuance of Certificate of Occupancy				
131	A copy of the covenants, conditions, and restrictions (CC&R's) shall be submitted to the Community Development Director for review and approval, prior to execution.	Prior to Issuance of Certificate of Occupancy	Planning Division	
132	The project CC&Rs shall include the following parking management practices: • Requiring onsite parking permits (such as stickers or hangtags) for any parking in the surface guest parking spaces; • Policies for maximum times vehicles may be parked in the surface guest spaces; • Policies for towing unauthorized vehicles; vehicles parked in unauthorized locations, such as fire lanes; vehicles parked in surface guest parking without a sticker, hangtag, or other	Prior to Issuance of Certificate of Occupancy	Planning Division	

	identifiers; and vehicles parked longer than any maximum guest parking timeframes allowed; • Policies prohibiting the parking, storage, or driving of commercial vehicle, RV, boat, trailer, ATV, golf cart, or similar vehicle on-site; • Policies requiring all garages be used for the sole purpose of housing parked vehicles (i.e., not for storage purposes); • Policies authorizing routine garage inspections to ensure garages are available for vehicle parking; and • Policies prohibiting on-street parking as a result of street widths.			
133	Applicant shall include notification within the CC& R's as well as within the project sales office informing potential homeowners that landscaping within City or H.O.A.-maintained areas is not to be modified in any way by the homeowner, without express authorization by the entity (either the City or H.O.A) responsible for maintain said landscape.	Prior to Issuance of Certificate of Occupancy	Planning Division	
134	The applicant shall provide and install City-approved signage indicating "No Street Parking – Vehicles Subject to Towing." Such signage shall be maintained in good condition for the life of the project and shall be located to ensure visibility to all users and visitors.	Prior to Issuance of Certificate of Occupancy	Planning Division	
135	Prior to the request for final inspection the Applicant shall have completed the installation of all landscape items, passed all construction sequence inspections in addition to having a completed 3rd party water audit with report, as built documents, controller charts submitted and approved prior by the City Landscape Architect. Failure to do so will result in delays for final inspection and or sign off.	Prior to Issuance of Certificate of Occupancy	Planning Department	

136	All parkway landscaping shall be guaranteed for a period of one (1) year from the date of the City Engineer acceptance. Any landscaping that fails during the one (1) year landscape maintenance period shall be replaced with similar plant material to the satisfaction of the City Engineer.	Prior to Issuance of Certificate of Occupancy	Public Works Department	
137	The development shall be annexed into all applicable CFD and/or LMD for traffic signals, street lights, full capture systems for all storm drains and landscape maintenance of raised landscape median and public parkways, to the satisfaction of the City Engineer or otherwise form a district where one is not currently in place.	Prior to Issuance of Certificate of Occupancy	Public Works Department	
138	All existing overhead utility lines shall be undergrounded within the project frontage(s). Utility undergrounding shall extend to the nearest off-site power pole. Unless City Engineer approved, no new power poles shall be installed. A letter from the owners of the affected utilities shall be submitted to the City Engineer prior to approval of the Precise Grading/Paving Plan, informing the City that they have been notified of the City's utility undergrounding requirement and their intent to commence design of utility undergrounding plans. When available, the utility undergrounding plan shall be submitted to the City Engineer identifying all above ground facilities in the area of the project to be undergrounded.	Prior to Issuance of Certificate of Occupancy	Public Works Department	
139	Upon City Engineer approval of any improvement plan, the improvement plan shall be provided to the City in digital format, consisting of a DWG (AutoCAD drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat) formats. Variation of the type and format of the digital data to be submitted to the City may be authorized, upon prior City Engineer approval.	Prior to Issuance of Certificate of Occupancy	Public Works Department	
140	Prior to issuance of a certificate of occupancy or final City approvals, demonstrate that all structural BMP's have been constructed and installed in conformance with approved plans and specifications, and as identified in the approved WQMP.	Prior to Issuance of Certificate of Occupancy	Public Works Department	

141	Provide certification from JCSD to demonstrate that all water and/or wastewater service accounts have been documented.	Prior to Issuance of Certificate of Occupancy	Public Works Department	
142	All damaged, destroyed, or modified pavement legends, traffic control devices, signing, striping, and street lights, associated with the proposed development shall be replaced.	Prior to Issuance of Certificate of Occupancy	Public Works Department	
143	Remove existing and construct new pavement along the project frontage of Hellman Avenue and Walters Street with a minimum pavement section matching existing with a minimum subgrade of 24 inches at 95% relative compaction, or equal, along the entire half-width street frontage in accordance with City of Eastvale Standard Drawings. The pavement section shall be determined using appropriate Traffic Index ("TI") accepted by the City Engineer. A California registered Geotechnical Engineer shall design the pavement section using "R" values from the project site and submitted to the City Engineer for approval. Alternatively, depending on the existing street condition and as approved by the City Engineer, a street overlay, slurry seal, or other repair can be performed to preserve recent pavement improvements.	Prior to Issuance of Certificate of Occupancy	Public Works Department	
144	Construct an Americans with Disabilities Act (ADA) compliant sidewalk behind curb along the entire frontage in accordance with the General Plan, any Specific Plan, the City of Eastvale Standard Drawings, subject to the approval of the City Engineer.	Prior to Issuance of Certificate of Occupancy	Public Works Department	
145	Construct the following public improvements per City Standards along Walters Street: sidewalk, curb and gutter, street lights, street trees, ADA ramps, grind and overlay. Construct the following improvements along Hellman Avenue: sidewalk, curb and gutter, street lights, street trees, ADA ramps, grind and overlay to median, striping/signage prior to certificate of occupancy.	Prior to Issuance of Certificate of Occupancy	Public Works Department	

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146	Removal of buddy pole along Hellman Avenue.	Prior to Issuance of Certificate of Occupancy	Public Works Department	
147	Applicant shall participate in the final adopted program with regards to providing a non-potable water supply source and related infrastructure improvements for parks and green belt areas.	Prior to Issuance of Certificate of Occupancy	JCSD	

General Compliance Items/Requirements and Information

The following items are noted for the applicant's information. These items are required by the City, other local agencies, or state and federal agencies, and are not conditions of approval of the project.

The applicant shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.

Should this project lie within any assessment/benefit district, the project proponent shall, prior to acceptance of improvements, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are otherwise deferred.

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CITY OF EASTVALE
PLANNING COMMISSION NOTICE OF PUBLIC HEARING FOR PROJECT NO. PLN25-20102 FOR TENTATIVE TRACT MAP 39416, MAJOR DEVELOPMENT REVIEW, AND DENSITY BONUS AGREEMENT (REGENT LAND COMPANY, LLC)

NOTICE IS HEREBY GIVEN that the City of Eastvale Planning Commission will hold a public hearing on **Wednesday, May 20, 2026**, at 6:00 p.m. at Eastvale City Hall Council Chambers located at 12363 Limonite Avenue, Suite 900, Eastvale, CA 91752, to consider Project **No. PLN25-20102** for the subdivision, site planning, and master building architecture of thirty-five (35) single-family residential lots, two (2) lettered lots for open space and four (4) lettered lots for street purposes and a Density Bonus Agreement.

PROJECT DESCRIPTION: The proposed project includes the following entitlements:

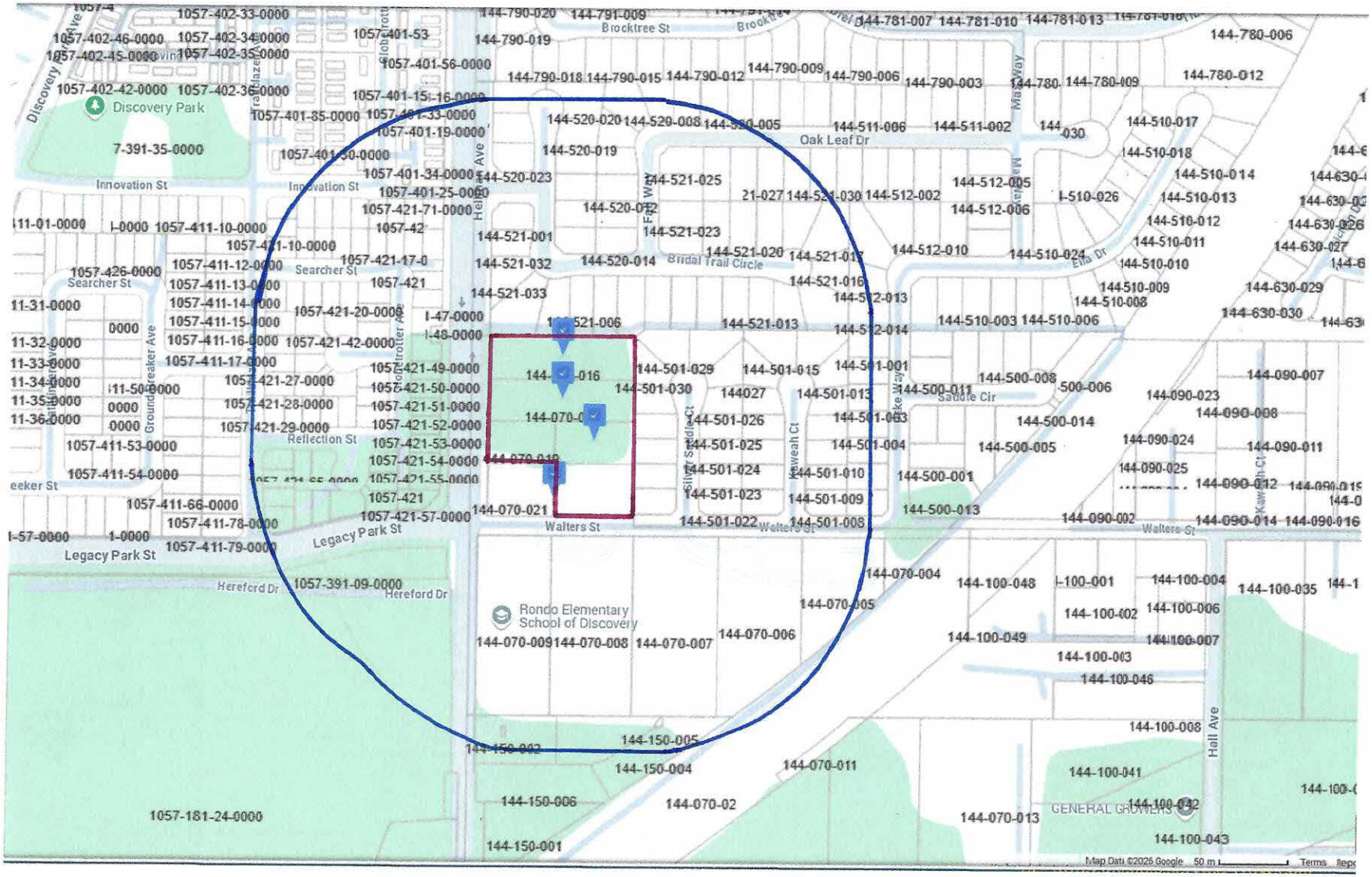
1. **Tentative Tract Map 39416** to subdivide four (4) existing residential lots totally 3.57-acres into 35 residential lots, two (2) lots for open space purposes and four (4) for street purposes;
2. **Major Development Review** for the master building architecture and site planning of a 35-unit single-family residential community; and
3. **Density Bonus Agreement** for a density bonus housing agreement between the City of Eastvale and Warmington Residential California Inc. for a 35-unit single family residential housing development pursuant to California Government Code §§ 65915 through 65918.

PROJECT LOCATION: The project site is located at the northeast corner of Hellman Avenue and Walters Street (Assessor's Parcel Numbers: 144-070-016, 144-070-017, 144070-018, and 144-070-020). The project site is not located on a hazardous materials site listed under Government Code Section 65962.5.

ENVIRONMENTAL: Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183, because implementation of the proposed project would not result in impacts that are peculiar to the project site and the proposed project would not result in new or more severe impacts to the environment beyond what was previously evaluated and disclosed by the General Plan EIR, no additional environmental review beyond a Section 15183 Exemption Report is required for the proposed project.

Any person may submit written comments prior to the public hearing or may appear in person before the Planning Commission to be heard. Written comments may be mailed to the City of Eastvale Planning Division located at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752 or via email to Jamie K. Cerda, AICP at jcerda@eastvaleca.gov. **For the comments to be presented to the Planning Commission at the meeting, all comments made in writing or via e-mail prior to the public hearing must be received by the City of Eastvale Planning Department no later than Wednesday, May 20, 2026, at 5:00 p.m.** Oral and written comments may be submitted directly to the Planning Commission at the public hearing. If you challenge the project in court, you may be limited to raising only those issues you raised at the public hearing as described in this notice or in written correspondence delivered to the Eastvale Planning Commission prior to or at the public hearing.

If you have any questions on the project, contact Jamie K. Cerda, AICP at (951) 703-4432 or jcerda@eastvaleca.gov.


Discovery Park
Rondo Elementary School of Discovery
GENERAL GROWERS
Brocktree St
Oak Leaf Dr
Bridal Trail Circle
Innovation St
Searcher St
Reflection St
Legacy Park St
Hereford Dr
Walters St
Saddle Cir
Ella Dr
Hall Ave
Groundbreaker Ave
Trailblazer Ave
Discovery Ave
Map data ©2026 Google 50 m
Terms

9/16" = 600'

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

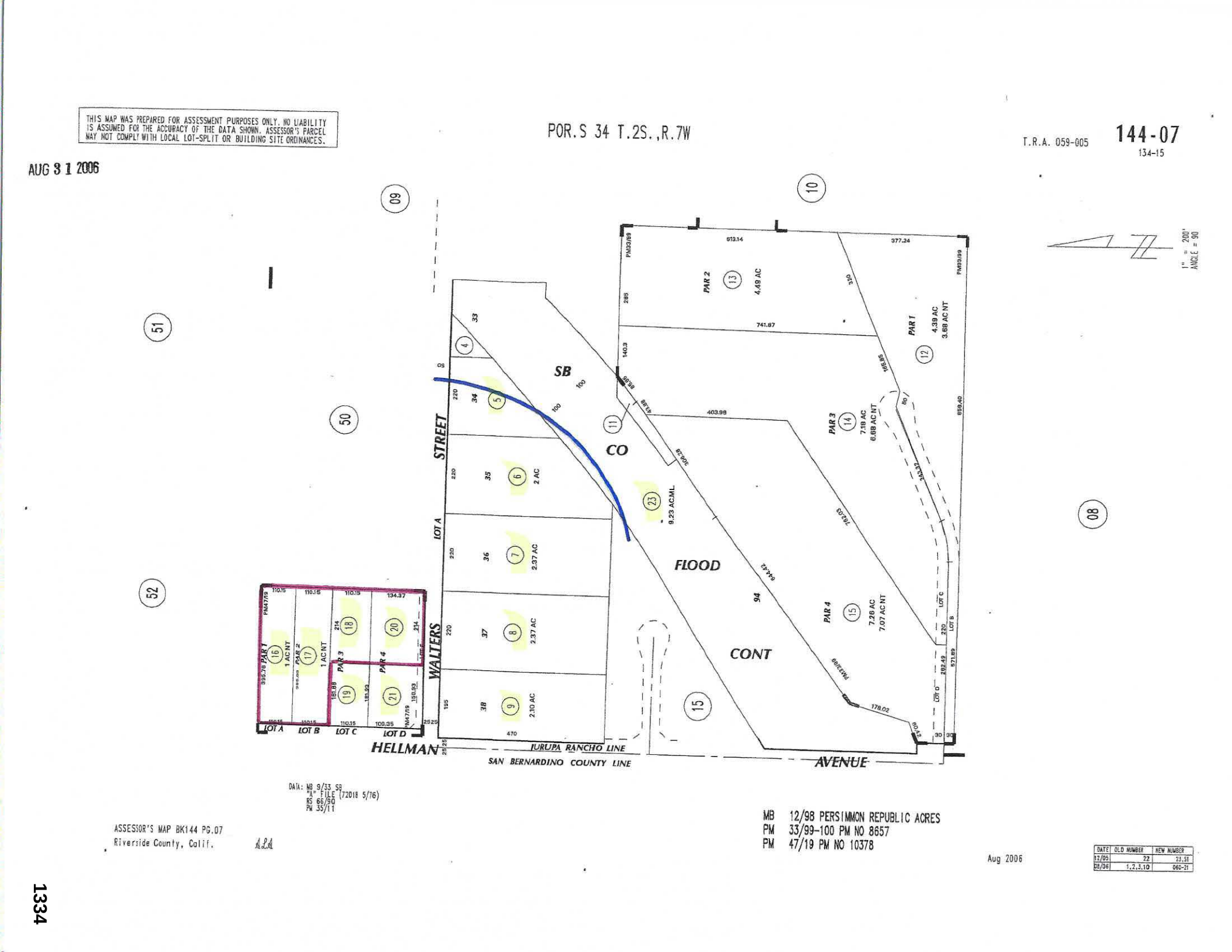
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T.R.A. 059-005

144-07

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DATA: MB 9/33 SB
"A" FILE (72018 5/76)
RS 66/90
PM 35/11

ASSESSOR'S MAP BK144 PG.07
Riverside County, Calif.

MB 12/98 PERSIMMON REPUBLIC ACRES
PM 33/99-100 PM NO 8657
PM 47/19 PM NO 10378

Aug 2006

DATE	OLD NUMBER	NEW NUMBER
12/05	22	23,51
08/06	1,2,3,10	060-21

1334

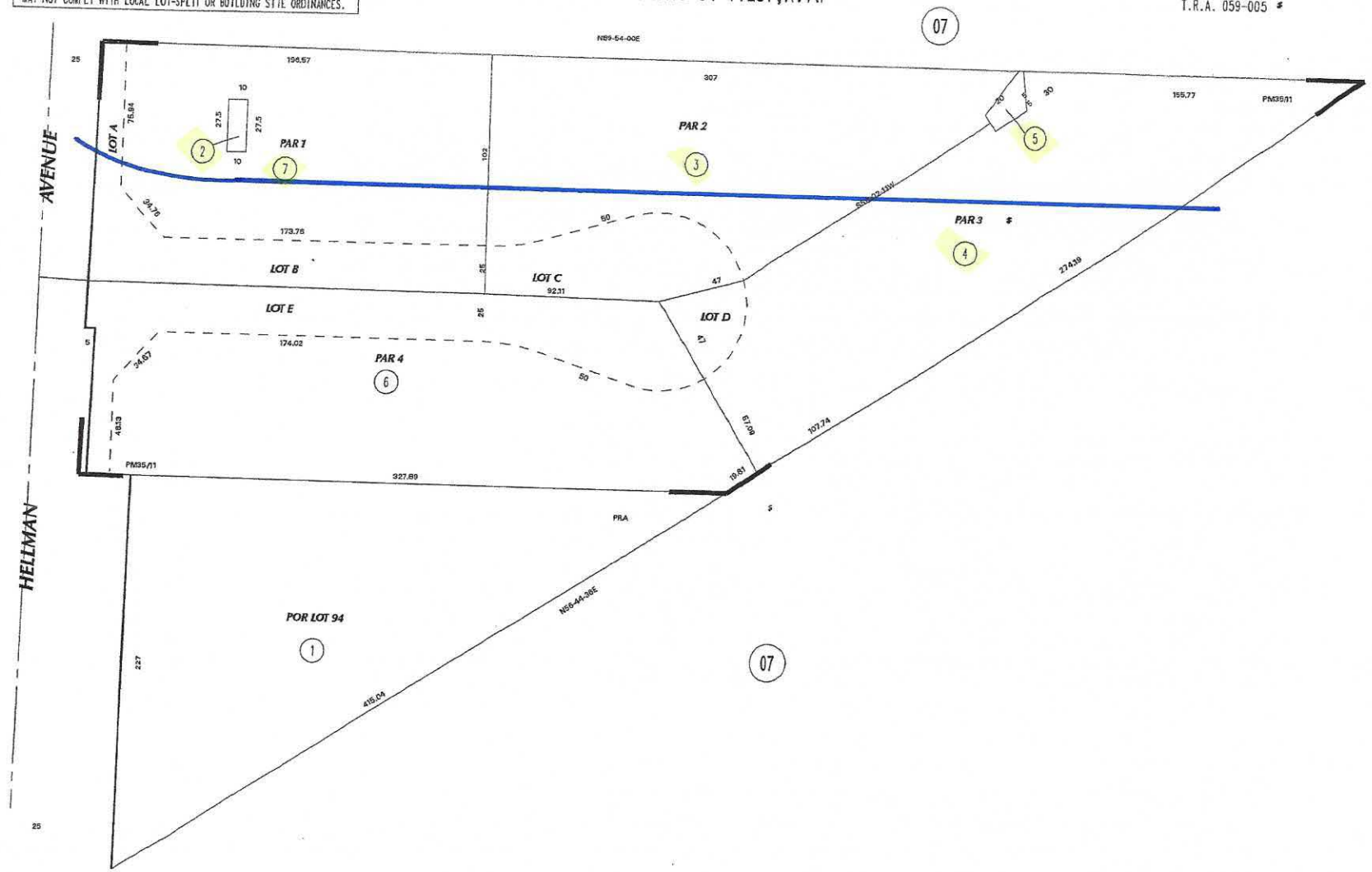
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

POR.S 34 T.2S.,R.7W

T.R.A. 059-005 #

144-15

134-32



ASSESSOR'S MAP BK144 PG.15
Riverside County, Calif.

MB 12/98 PERSIMMON REPUBLIC ARCES
PM 35/11 PM NO 8761

Jan 2004

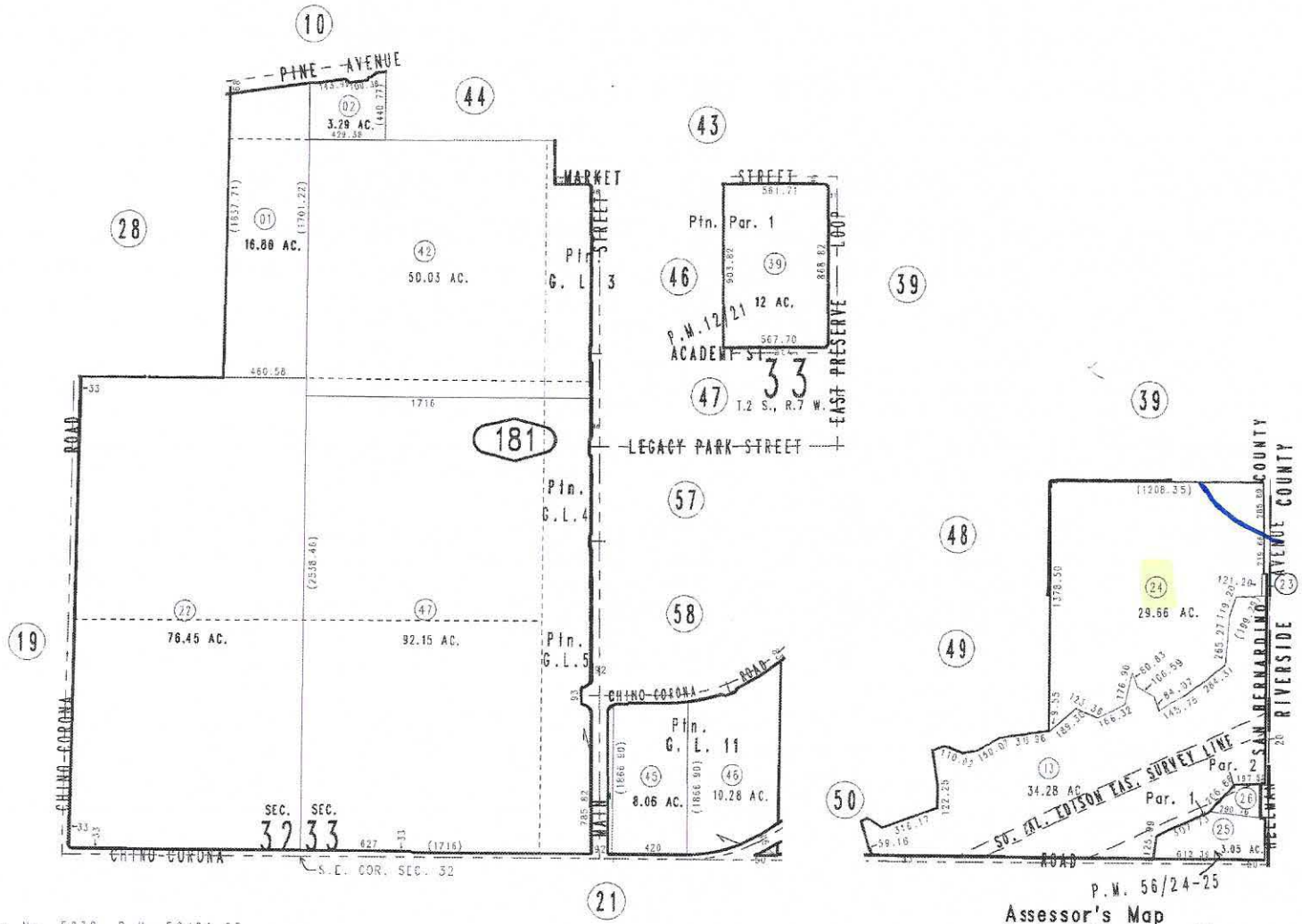
THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. Sec. 33 & Sec. 32, T.2S, R.7W, S.B.&M.

City of Chino
Tax Rate Area
1164

1057 - 18

1"=600'



NOV. 1975

Parcel Map No. 5938, P.M. 56/24-25
Ptn. Parcel Map No. 1096, P.M. 12/21

Assessor's Map
Book 1057 Page 18
San Bernardino County

REVISED
03/09/23 RU
02/28/24 KC
08/08/24 RU
11/07/24 KA
02/14/25 KC
06/17/25 RU

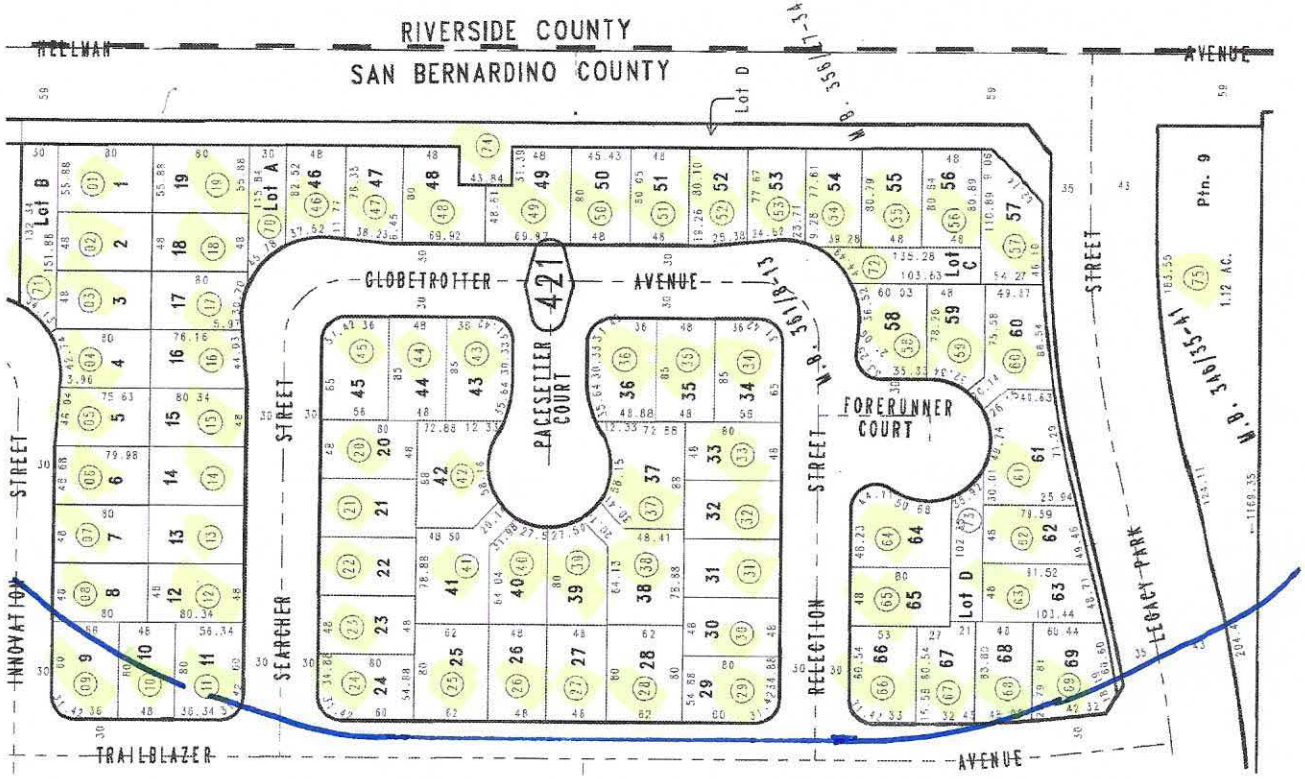
THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. Tract No. 16420-2, M.B. 346/35-41

City of Chino
Tax Rate Area
1164

1057 - 42

1" = 100'



January 2022 GW

Tract No. 20166, M.B. 361/8-13
Ptn. Tract 20164, M.B. 356/27-34

Ptn. N.E.1/4, Sec. 33
T.2S., R.7W.

Assessor's Map
Book 1057 Page 42
San Bernardino County

REVISED
07/01/25 RU

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. Tract No. 20164, M.B. 356/27-34

City of Chino
Tax Rate Area
1164

1057 - 40

1"=100'



Tract No. 20168, M.B. 359/81-85, Condo Plan 2021-0444726 PH.1,
Condo Plan 2021-0541056 PH.2, 2021-0541057 PH.3
Condo Plan 2022-0021313 PH.4, 2023-0281935 PH 8
Tract No. 20167, M.B. 358/56-58, Condo Plan 2021-0444103

August 2021 RU

41

42

Ptn. N.E. 1/4, Sec. 33
T.2S., R.7W.

Assessor's Map
Book 1057 Page 40
San Bernardino County

REVISED
09/30/22 KA
12/01/22 KA
12/13/22 KA
02/29/24 KC
08/05/24 KA
07/01/25 RU

1339

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AUG 3 1 2006

POR.N 34 T.2S.,R.7W

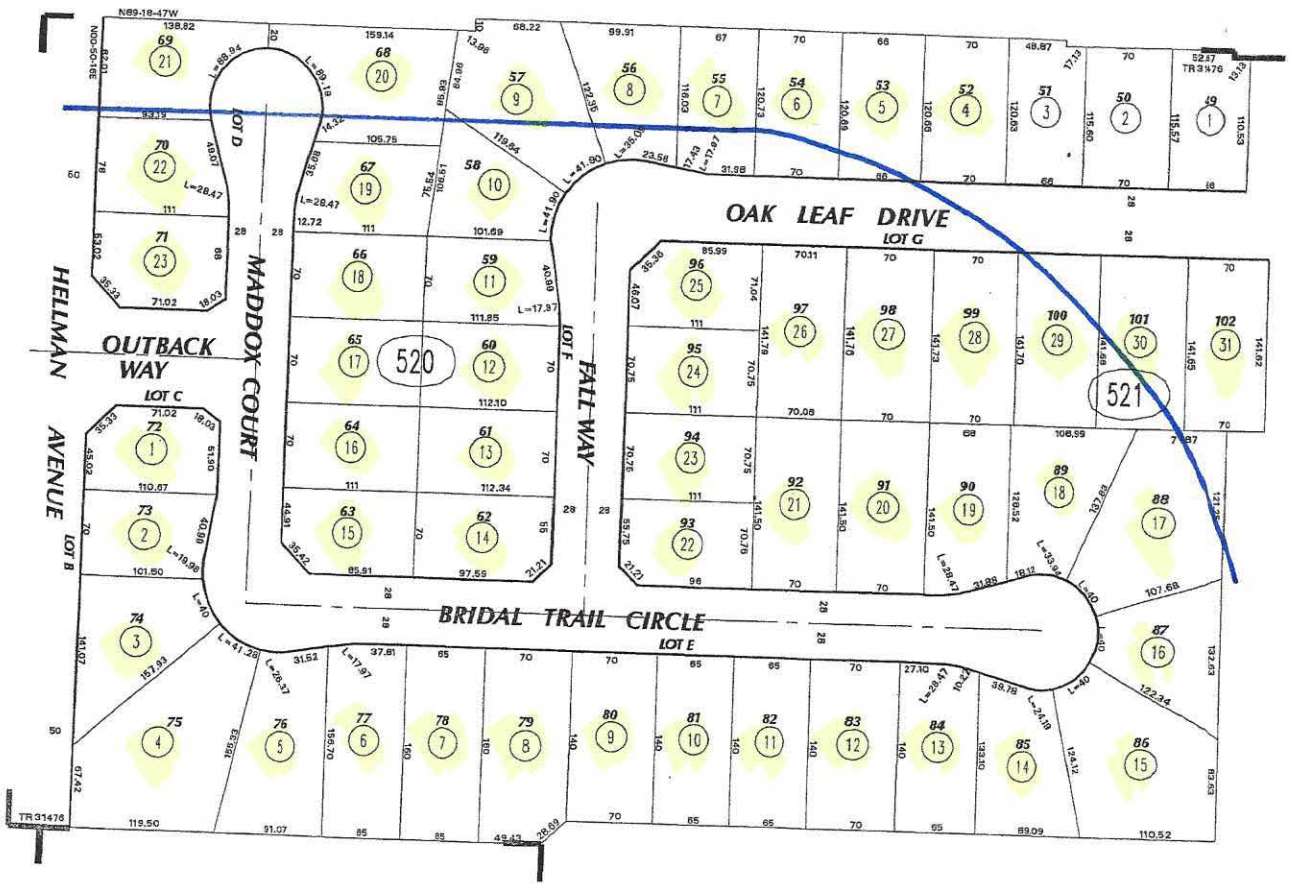
TRA 059-005

144-52

144-06

1" = 100'
ANGLE = 0

06



51

50

07

ASSESSOR'S MAP BK144 PG.52
Riverside County, Calif.

MB 404/31-37 TRACT MAP NO 31476

Aug 2006

1340

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

AUG 3 1 2006

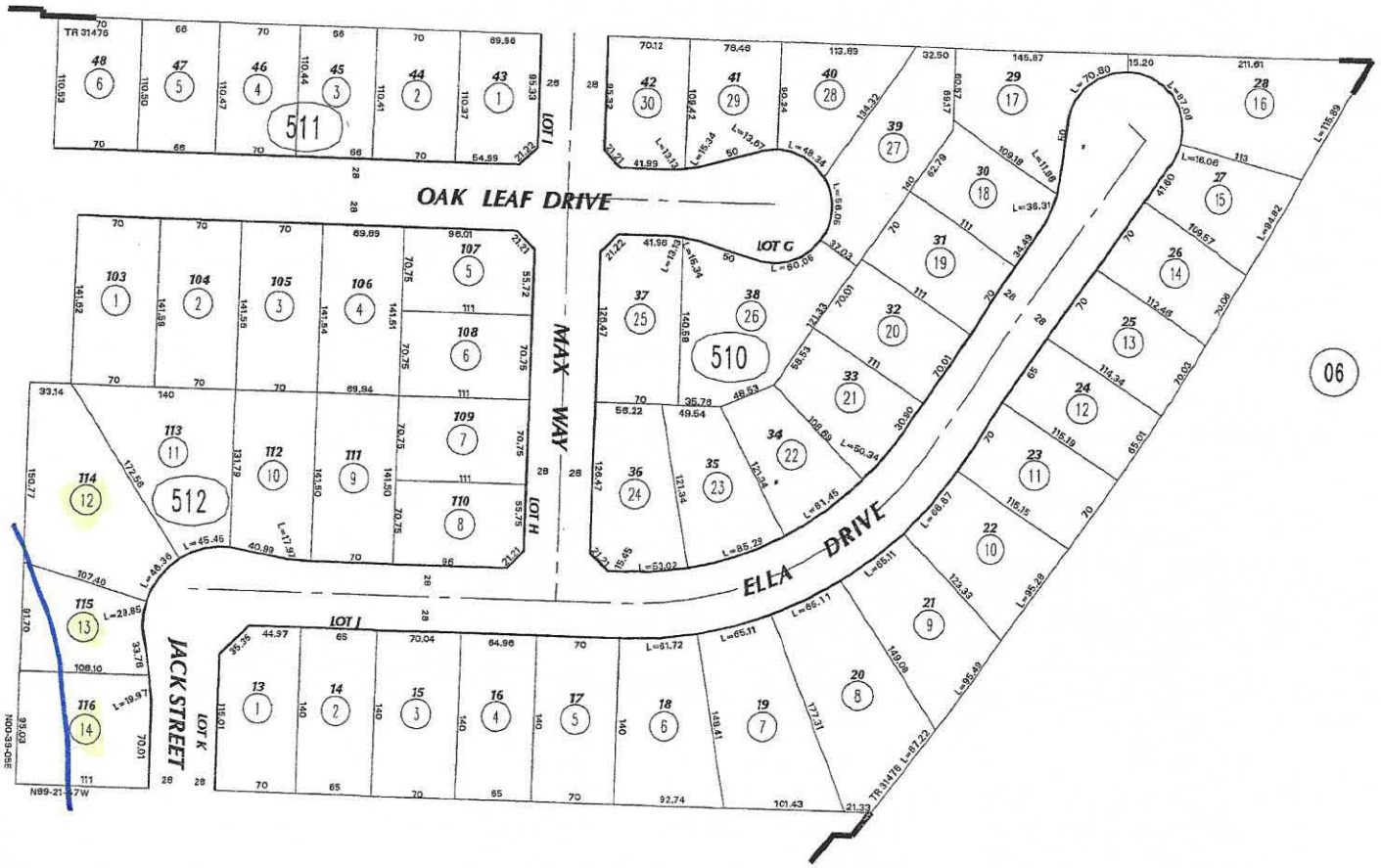
POR.N 34 T.2S.,R.7W

TRA 059-005

144-51

144-06

1" = 100'
ANGLE = 0



ASSESSOR'S MAP BK144 PG.51
Riverside County, Calif.

MB 404/31-37 TRACT MAP NO 31476

Aug 2006

1341

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

AUG 3 1 2006

SEC.34 T.2S.,R.7W

TRA 059-005

144-50

144-06
144-07
144-09

1" = 100'
ANGLE = 0



ASSESSOR'S MAP BK144 PG.50
Riverside County, Calif.

MB 404/31-37 TRACT MAP NO 31476

Aug 2006

CITY OF EASTVALE

AGENDA STAFF REPORT

Planning Commission Meeting
PUBLIC HEARINGS
Agenda Item No. 8.4
May 20, 2026

PLN25-20086 Tentative Tract Map 38596 and PLN25-20087 Major Development Review for Overall Phase C of the Eastvale Square Development – Risewell Homes (CONTINUANCE)

Prepared By:

Jamie K. Cerda, AICP, Principal Planner

Recommended Action(s)

Staff recommends that the Planning Commission continue this item to the June 17, 2026, Planning Commission meeting.

Summary

Staff is requesting that the Planning Commission continue this item to the June 17, 2026, Planning Commission meeting to allow staff and the applicant additional time to work through mutually agreed upon conditions of approval.

Background

A public hearing was scheduled for the May 20, 2026, Planning Commission meeting related to the applicant's request for approval of the following applications:

1. Tentative Tract Map 38596 (PLN25-20086) a request to subdivide 44.46 acres into 73 buildable lots and 12 lettered lots for condominium, multi-family residential, open space, civic, and public right-of-way purposes, subject to the recommended conditions of approval;

2. Major Development Review for the overall site planning, master landscaping, streetscape design, and open space amenities of Phase C of Risewell Homes' master development project, subject to the recommended conditions of approval; and

3. Find the project (PLN25-20086-87) consistent with the Addendum to the Certified Program Environmental Impact Report prepared for the Leal Master Plan, and that all impacts were adequately analyzed pursuant to applicable legal standards in the previously adopted Certified Program Environmental Impact Report and subsequent addenda, in accordance with State CEQA Guidelines Section 15162.

On November 3, 2025, the applicant (Risewell Homes, formerly The New Home Company) submitted the above applications to subdivide and develop 44.46 acres of property located at the southeast corner of 58th Street and Scholar Street into 73 buildable lots and 12 lettered lots for condominium, multi-family residential, open space, civic, and public right-of-way purposes. In addition to Tentative Tract Map 38596, the applicant submitted an application for a Major Development Review (MDR) to facilitate the development of Tentative Tract Map 38596 (Phase C). The MDR consists of the overall site planning, landscaping, and open space amenities within Phase C of the Risewell Homes development project.

On May 14, 2026, staff requested a continuance to the June 17, 2026, Planning Commission meeting to grant staff and the applicant additional time to work through mutually agreed upon conditions of approval.

Environmental

The California Environmental Quality Act (CEQA) does not apply to the applicant's request to continue this item to the Planning Commission meeting of June 17, 2026, as this action will not have an effect on the environment.

Strategic Plan Action - Priority Level: N/A | Target #: B | Goal #: E

Diversify the housing stock with more options.

Fiscal Impact

Processing the proposed applications will have little to no fiscal impact on the City as the project is funded by the applicant.

Prior City Council/Commission Action

With the adoption of the first Eastvale General Plan in 2012, the City Council designated the Leal property as a future planning area, with a vision of a mix of retail, residential, and civic uses. In 2013, City Council authorized the preparation of the Leal Master Plan (LMP) and Environmental Impact Report.

On December 13, 2017, with the completion of the Final Environmental Impact Report, City Council acted to certify the Final Program Environmental Impact Report (PEIR) and amend the Land Use Element of the Eastvale General Plan to reflect the Leal Master Plan, adopt the Leal Master Plan, and amend the Zoning Map to rezone the Leal Master Plan area to "Leal Master Plan."

A special joint workshop between the Planning Commission and City Council was held on March 16, 2022, to discuss proposed amendments to the Leal Master Plan and an Addendum to the certified PEIR. Then after the recommendation of the Planning Commission on April 25, 2022, the City Council at their regularly scheduled May 11, 2022 meeting, adopted an Addendum to the Certified PEIR, an

amendment to the Leal Master Plan, establish a project-wide Land Use, Circulation, and Infrastructure Plan, determine project-wide development standards, design guidelines, and site characteristics, approve Tentative Tract Map (TTM 38290) for the creation of 14 developable lots, 19 lots for infrastructure purposes, trails, and open space, approve a Major Development Plan Review to facilitate the development of 2,500 residential units and 595,000 square feet of commercial development including a hotel, civic center (City Hall, Library, Police Station) and a Fire Station as well as approved a Development Agreement between the City and The New Home Company.

On April 20, 2022, the City Council adopted the 2021-2029 Housing Element which designated a maximum of 2,500 residential units within the Leal Master Plan with a maximum density of 40 dwelling units per acre. The total Regional Housing Needs Allocation (RHNA) for Eastvale was 3028 housing units.

On October 18, 2023, the Planning Commission approved a request by the applicant to further subdivide 69.8 acres of TTM 38290 (Phase A) to create 65 buildable lots and 19 lettered lots for condominium, multi-family residential, commercial, civic, open space, and public right-of-way purposes (B map). In addition, the Planning Commission approved MDR requests for the Eastvale Square residential communities PA 1, PA 6, PA 7A, PA 8 along with the overall site and landscape design of the public spaces within Phase A of Eastvale Square.

On March 27, 2024, City Council adopted the Downtown Policy Area as part of the Eastvale 2040 General Plan. The Downtown West Policy Area is part of a 153-acre area along Limonite Avenue that is envisioned as the centerpiece of Eastvale's future downtown. The property is located at the northwest intersection of Limonite and Hamner Avenues, encompassing the Leal Master Plan and more specifically, Phase B of the Leal Master Plan. The Policy Area is intended to provide for a range of housing, retail, restaurants, hospitality, entertainment, and civic uses in a walkable urban environment with a residential density of 20.1 to 40 dwelling units per acre.

On February 19, 2025, the Planning Commission approved an application to subdivide 39.15 acres of TTM 38290 (Phase B) to create 36 buildable lots and 8 lettered lots for condominium, multi-family residential, commercial, open space, and public right-of-way purposes (B map).
Lastly, on April 16, 2025, the Planning commission approved the applicant's MDR requests for the Eastvale Square residential communities PA9, PA 11A, PA 11B, and PA 11C along with the overall site and landscape design of the public spaces within Phase B of the Eastvale Square (TTM 38595).

Attachment(s)

Not Applicable.

STATE OF CALIFORNIA
LEGISLATIVE COUNSEL BUREAU
AUTHENTICATED
ELECTRONIC LEGAL MATERIAL

State of California

GOVERNMENT CODE

Section 65915

65915. (a) (1) When an applicant seeks a density bonus for a housing development within, or for the donation of land for housing within, the jurisdiction of a city, county, or city and county, that local government shall comply with this section. A city, county, or city and county shall adopt an ordinance that specifies how compliance with this section will be implemented. Except as otherwise provided in subdivision (s), failure to adopt an ordinance shall not relieve a city, county, or city and county from complying with this section.

(2) A local government shall not condition the submission, review, or approval of an application pursuant to this chapter on the preparation of an additional report or study that is not otherwise required by state law, including this section. This subdivision does not prohibit a local government from requiring an applicant to provide reasonable documentation to establish eligibility for a requested density bonus, as described in subdivision (b), and parking ratios, as described in subdivision (p).

(3) In order to provide for the expeditious processing of a density bonus application, the local government shall do all of the following:

(A) Adopt procedures and timelines for processing a density bonus application.

(B) Provide a list of all documents and information required to be submitted with the density bonus application in order for the density bonus application to be deemed complete. This list shall be consistent with this chapter.

(C) Notify the applicant for a density bonus whether the application is complete in a manner consistent with the timelines specified in Section 65943.

(D) (i) If the local government notifies the applicant that the application is deemed complete pursuant to subparagraph (C), provide the applicant with a determination as to the following matters:

(I) The amount of density bonus, calculated pursuant to subdivision (f), for which the applicant is eligible.

(II) If the applicant requests a parking ratio pursuant to subdivision (p), the parking ratio for which the applicant is eligible.

(III) If the applicant requests incentives or concessions pursuant to subdivision (d) or waivers or reductions of development standards pursuant to subdivision (e), whether the applicant has provided adequate information for the local government to make a determination as to those incentives, concessions, waivers, or reductions of development standards.

(ii) Any determination required by this subparagraph shall be based on the development project at the time the application is deemed complete. The local government shall adjust the amount of density bonus and parking ratios awarded

pursuant to this section based on any changes to the project during the course of development.

(b) (1) A city, county, or city and county shall grant one density bonus, the amount of which shall be as specified in subdivision (f), and, if requested by the applicant and consistent with the applicable requirements of this section, incentives or concessions, as described in subdivision (d), waivers or reductions of development standards, as described in subdivision (e), and parking ratios, as described in subdivision (p), if an applicant for a housing development seeks and agrees to construct a housing development, excluding any units permitted by the density bonus awarded pursuant to this section, that will contain at least any one of the following:

(A) Ten percent of the total units of a housing development, including a shared housing building development, for rental or sale to lower income households, as defined in Section 50079.5 of the Health and Safety Code.

(B) Five percent of the total units of a housing development, including a shared housing building development, for rental or sale to very low income households, as defined in Section 50105 of the Health and Safety Code.

(C) A senior citizen housing development, as defined in Sections 51.3 and 51.12 of the Civil Code, or a mobilehome park that limits residency based on age requirements for housing for older persons pursuant to Section 798.76 or 799.5 of the Civil Code. For purposes of this subparagraph, "development" includes a shared housing building development and a residential care facility for the elderly, as defined in Section 1569.2 of the Health and Safety Code.

(D) Ten percent of the total dwelling units of a housing development are sold to persons and families of moderate income, as defined in Section 50093 of the Health and Safety Code, provided that all units in the development are offered to the public for purchase.

(E) Ten percent of the total units of a housing development for transitional foster youth, as defined in Section 66025.9 of the Education Code, disabled veterans, as defined in Section 18541, or homeless persons, as defined in the federal McKinney-Vento Homeless Assistance Act (42 U.S.C. Sec. 11301 et seq.). The units described in this subparagraph are subject to a recorded affordability restriction of 55 years and shall be provided at the same affordability level as very low income units.

(F) (i) Twenty percent of the total units for lower income students in a student housing development that meets the following requirements:

(I) All units in the student housing development shall be used exclusively for undergraduate, graduate, or professional students enrolled currently or in the past six months in at least six units at an institution of higher education accredited by the Western Association of Schools and Colleges or the Accrediting Commission for Community and Junior Colleges. In order to be eligible under this subclause, the developer shall, as a condition of receiving a certificate of occupancy, provide evidence to the city, county, or city and county that the developer has done any one of the following:

(ia) Entered into an operating agreement or master lease with one or more institutions of higher education for the institution or institutions to occupy all units of the student housing development with students from that institution or institutions. An operating agreement or master lease entered into pursuant to this subclause is not violated or breached if, in any subsequent year, there are insufficient students enrolled in an institution of higher education to fill all units in the student housing development.

(ib) Established a system for confirming its renters' status as students to ensure that all units of the student housing development are occupied with students from an institution of higher education.

(II) The applicable units in the student housing development for lower income students shall be used for and occupied by lower income students.

(III) The rent provided in the applicable units of the development for lower income students shall be calculated at 30 percent of 65 percent of the area median income for a single-room occupancy unit type.

(IV) The development shall provide priority for the applicable affordable units for lower income students experiencing homelessness. A homeless service provider, as defined in paragraph (3) of subdivision (e) of Section 103577 of the Health and Safety Code, or institution of higher education that has knowledge of a person's homeless status may verify a person's status as homeless for purposes of this subclause.

(V) The student housing development is not located on a site that pursuant to paragraph (3) of subdivision (c) would require replacement units for projects with greater than a 35 percent density bonus.

(ii) For purposes of calculating a density bonus granted pursuant to this subparagraph, the term "unit" as used in this section means one rental bed and its pro rata share of associated common area facilities. The units described in this subparagraph are subject to a recorded affordability restriction of 55 years, which shall not tie any rental bed reserved for lower income students to a specific bedroom. Notwithstanding any other law, an affordability restriction provision, state or county law or policy, or property management policy shall not prevent a lower income student from sharing a room or unit with a nonlower income student. Any attempted waiver of the requirements of this clause is void as against public policy.

(G) One hundred percent of all units in the development, including total units and density bonus units, but exclusive of a manager's unit or units, are for lower income households, as defined by Section 50079.5 of the Health and Safety Code, except that up to 20 percent of the units in the development, including total units and density bonus units, may be for moderate-income households, as defined in Section 50053 of the Health and Safety Code. For purposes of this subparagraph, "development" includes a shared housing building development.

(2) For purposes of calculating the amount of the density bonus pursuant to subdivision (f), an applicant who requests a density bonus pursuant to this subdivision shall elect whether the bonus shall be awarded on the basis of subparagraph (A), (B), (C), (D), (E), (F), or (G) of paragraph (1).

(c) (1) (A) An applicant shall agree to, and the city, county, or city and county shall ensure, the continued affordability of all very low and low-income rental units

that qualified the applicant for the award of the density bonus for 55 years or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program.

(B) (i) Except as otherwise provided in clause (ii), rents for the lower income density bonus units shall be set at an affordable rent, as defined in Section 50053 of the Health and Safety Code.

(ii) For housing developments meeting the criteria of subparagraph (G) of paragraph (1) of subdivision (b), rents for all units in the development, including both base density and density bonus units, shall be as follows:

(I) The rent for at least 20 percent of the units in the development shall be set at an affordable rent, as defined in Section 50053 of the Health and Safety Code.

(II) The rent for the remaining units in the development shall be set at an amount consistent with the maximum rent levels for lower income households, as those rents and incomes are determined by the California Tax Credit Allocation Committee.

(2) (A) An applicant shall agree to ensure, and the city, county, or city and county shall ensure, that a for-sale unit that qualified the applicant for the award of the density bonus meets one of the following conditions:

(i) The unit is initially sold to and occupied by a person or family of very low, low, or moderate income, as required, and it is offered at an affordable housing cost, as that cost is defined in Section 50052.5 of the Health and Safety Code and is subject to an equity sharing agreement.

(ii) If the unit is not purchased by an income-qualified person or family within 180 days after the issuance of the certificate of occupancy, the unit is purchased by a qualified nonprofit housing corporation that meets all of the following requirements pursuant to a recorded contract that satisfies all of the requirements specified in paragraph (10) of subdivision (a) of Section 402.1 of the Revenue and Taxation Code:

(I) The nonprofit corporation has a determination letter from the Internal Revenue Service affirming its tax-exempt status pursuant to Section 501(c)(3) of the Internal Revenue Code and is not a private foundation as that term is defined in Section 509 of the Internal Revenue Code.

(II) The nonprofit corporation is based in California.

(III) All of the board members of the nonprofit corporation have their primary residence in California.

(IV) The primary activity of the nonprofit corporation is the development and preservation of affordable home ownership housing in California that incorporates within their contracts for initial purchase a repurchase option that requires a subsequent purchaser of the property that desires to resell or convey the property to offer the qualified nonprofit corporation the right to repurchase the property prior to selling or conveying that property to any other purchaser pursuant to an equity sharing agreement or affordability restrictions on the sale and conveyance of the property that ensure that the property will be preserved for lower income housing for at least 45 years for owner-occupied housing units and will be sold or resold only to persons or families of very low, low, or moderate income, as defined in Section 50052.5 of the Health and Safety Code.

(B) For purposes of this paragraph, a "qualified nonprofit housing corporation" is a nonprofit housing corporation organized pursuant to Section 501(c)(3) of the Internal Revenue Code that has received a welfare exemption under Section 214.15 of the Revenue and Taxation Code for properties intended to be sold to low-income families who participate in a special no-interest loan program.

(C) The local government shall enforce an equity sharing agreement required pursuant to clause (i) or (ii) of subparagraph (A), unless it is in conflict with the requirements of another public funding source or law or may defer to the recapture provisions of the public funding source. The following apply to the equity sharing agreement:

(i) Upon resale, the seller of the unit shall retain the value of any improvements, the downpayment, and the seller's proportionate share of appreciation.

(ii) Except as provided in clause (v), the local government shall recapture any initial subsidy, as defined in clause (iii), and its proportionate share of appreciation, as defined in clause (iv), which amount shall be used within five years for any of the purposes described in subdivision (e) of Section 33334.2 of the Health and Safety Code that promote homeownership.

(iii) For purposes of this subdivision, the local government's initial subsidy shall be equal to the fair market value of the home at the time of initial sale minus the initial sale price to the moderate-income household, plus the amount of any downpayment assistance or mortgage assistance. If upon resale the market value is lower than the initial market value, then the value at the time of the resale shall be used as the initial market value.

(iv) For purposes of this subdivision, the local government's proportionate share of appreciation shall be equal to the ratio of the local government's initial subsidy to the fair market value of the home at the time of initial sale.

(v) If the unit is purchased or developed by a qualified nonprofit housing corporation pursuant to clause (ii) of subparagraph (A) the local government may enter into a contract with the qualified nonprofit housing corporation under which the qualified nonprofit housing corporation would recapture any initial subsidy and its proportionate share of appreciation if the qualified nonprofit housing corporation is required to use 100 percent of the proceeds to promote homeownership for lower income households as defined by Section 50079.5 of the Health and Safety Code within the jurisdiction of the local government.

(3) (A) Except as provided in subclause (V) of clause (i) of subparagraph (F) of paragraph (1) of subdivision (b), an applicant shall be ineligible for a density bonus or any other incentives or concessions under this section if the housing development is proposed on any property that includes a parcel or parcels on which rental dwelling units are located or, if the dwelling units have been vacated or demolished in the five-year period preceding the application, have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; subject to any other form of rent or price control through a public entity's valid exercise of its police power; or occupied by lower or very low

income households, unless the proposed housing development replaces those units, and either of the following applies:

(i) The proposed housing development, inclusive of the units replaced pursuant to this paragraph, contains affordable units at the percentages set forth in subdivision (b).

(ii) Each unit in the development, exclusive of a manager's unit or units, is affordable to, and occupied by, either a lower or very low income household.

(B) For the purposes of this paragraph, "replace" shall mean either of the following:

(i) If any dwelling units described in subparagraph (A) are occupied on the date of application, the proposed housing development shall provide at least the same number of units of equivalent size to be made available at affordable rent or affordable housing cost to, and occupied by, persons and families in the same or lower income category as those households in occupancy. If the income category of the household in occupancy is not known, it shall be rebuttably presumed that lower income renter households occupied these units in the same proportion of lower income renter households to all renter households within the jurisdiction, as determined by the most recently available data from the United States Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy database. For unoccupied dwelling units described in subparagraph (A) in a development with occupied units, the proposed housing development shall provide units of equivalent size to be made available at affordable rent or affordable housing cost to, and occupied by, persons and families in the same or lower income category as the last household in occupancy. If the income category of the last household in occupancy is not known, it shall be rebuttably presumed that lower income renter households occupied these units in the same proportion of lower income renter households to all renter households within the jurisdiction, as determined by the most recently available data from the United States Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy database. All replacement calculations resulting in fractional units shall be rounded up to the next whole number. If the replacement units will be rental dwelling units, these units shall be subject to a recorded affordability restriction for at least 55 years. If the proposed development is for-sale units, the units replaced shall be subject to paragraph (2).

(ii) If all dwelling units described in subparagraph (A) have been vacated or demolished within the five-year period preceding the application, the proposed housing development shall provide at least the same number of units of equivalent size as existed at the highpoint of those units in the five-year period preceding the application to be made available at affordable rent or affordable housing cost to, and occupied by, persons and families in the same or lower income category as those persons and families in occupancy at that time, if known. If the incomes of the persons and families in occupancy at the highpoint is not known, it shall be rebuttably presumed that low-income and very low income renter households occupied these units in the same proportion of low-income and very low income renter households to all renter households within the jurisdiction, as determined by the most recently available data from the United States Department of Housing and Urban Development's

Comprehensive Housing Affordability Strategy database. All replacement calculations resulting in fractional units shall be rounded up to the next whole number. If the replacement units will be rental dwelling units, these units shall be subject to a recorded affordability restriction for at least 55 years. If the proposed development is for-sale units, the units replaced shall be subject to paragraph (2).

(C) Notwithstanding subparagraph (B), for any dwelling unit described in subparagraph (A) that is or was, within the five-year period preceding the application, subject to a form of rent or price control through a local government's valid exercise of its police power and that is or was occupied by persons or families above lower income, the city, county, or city and county may do either of the following:

(i) Require that the replacement units be made available at affordable rent or affordable housing cost to, and occupied by, low-income persons or families. If the replacement units will be rental dwelling units, these units shall be subject to a recorded affordability restriction for at least 55 years. If the proposed development is for-sale units, the units replaced shall be subject to paragraph (2).

(ii) Require that the units be replaced in compliance with the jurisdiction's rent or price control ordinance, provided that each unit described in subparagraph (A) is replaced. Unless otherwise required by the jurisdiction's rent or price control ordinance, these units shall not be subject to a recorded affordability restriction.

(D) For purposes of this paragraph, "equivalent size" means that the replacement units contain at least the same total number of bedrooms as the units being replaced.

(E) Subparagraph (A) does not apply to an applicant seeking a density bonus for a proposed housing development if the applicant's application was submitted to, or processed by, a city, county, or city and county before January 1, 2015.

(d) (1) An applicant for a density bonus pursuant to subdivision (b) may submit to a city, county, or city and county a proposal for the specific incentives or concessions that the applicant requests pursuant to this section, and may request a meeting with the city, county, or city and county. The city, county, or city and county shall grant the concession or incentive requested by the applicant unless the city, county, or city and county makes a written finding, based upon substantial evidence, of any of the following:

(A) The concession or incentive does not result in identifiable and actual cost reductions, consistent with subdivision (k), to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).

(B) The concession or incentive would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households.

(C) The concession or incentive would be contrary to state or federal law.

(2) The applicant shall receive the following number of incentives or concessions:

(A) One incentive or concession for projects that include at least 10 percent of the total units for lower income households, at least 5 percent for very low income households, or at least 10 percent for persons and families of moderate income in a development in which the units are for sale.

(B) Two incentives or concessions for projects that include at least 17 percent of the total units for lower income households, at least 10 percent for very low income households, or at least 20 percent for persons and families of moderate income in a development in which the units are for sale.

(C) Three incentives or concessions for projects that include at least 24 percent of the total units for lower income households, at least 15 percent for very low income households, or at least 30 percent for persons and families of moderate income in a development in which the units are for sale.

(D) Five incentives or concessions for a project meeting the criteria of subparagraph (G) of paragraph (1) of subdivision (b). If the project is located within one-half mile of a major transit stop or is located in a very low vehicle travel area in a designated county, the applicant shall also receive a height increase of up to three additional stories, or 33 feet.

(E) One incentive or concession for projects that include at least 20 percent of the total units for lower income students in a student housing development. If a project includes at least 23 percent of the total units for lower income students in a student housing project, the applicant shall instead receive two incentives or concessions.

(F) Four incentives or concessions for projects that include at least 16 percent of the units for very low income households or at least 45 percent for persons and families of moderate income in a development in which the units are for sale.

(3) The applicant may initiate judicial proceedings if the city, county, or city and county refuses to grant a requested density bonus, incentive, or concession. If a court finds that the refusal to grant a requested density bonus, incentive, or concession is in violation of this section, the court shall award the plaintiff reasonable attorney's fees and costs of suit. This subdivision shall not be interpreted to require a local government to grant an incentive or concession that has a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon health or safety, and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. This subdivision shall not be interpreted to require a local government to grant an incentive or concession that would have an adverse impact on any real property that is listed in the California Register of Historical Resources. The city, county, or city and county shall establish procedures for carrying out this section that shall include legislative body approval of the means of compliance with this section.

(4) The city, county, or city and county shall bear the burden of proof for the denial of a requested concession or incentive.

(e) (1) In no case may a city, county, or city and county apply any development standard that will have the effect of physically precluding the construction of a development meeting the criteria of subdivision (b) at the densities or with the concessions or incentives permitted by this section. Subject to paragraph (3), an

applicant may submit to a city, county, or city and county a proposal for the waiver or reduction of development standards that will have the effect of physically precluding the construction of a development meeting the criteria of subdivision (b) at the densities or with the concessions or incentives permitted under this section, and may request a meeting with the city, county, or city and county. If a court finds that the refusal to grant a waiver or reduction of development standards is in violation of this section, the court shall award the plaintiff reasonable attorney's fees and costs of suit. This subdivision shall not be interpreted to require a local government to waive or reduce development standards if the waiver or reduction would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon health or safety, and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. This subdivision shall not be interpreted to require a local government to waive or reduce development standards that would have an adverse impact on any real property that is listed in the California Register of Historical Resources, or to grant any waiver or reduction that would be contrary to state or federal law.

(2) A proposal for the waiver or reduction of development standards pursuant to this subdivision shall neither reduce nor increase the number of incentives or concessions to which the applicant is entitled pursuant to subdivision (d).

(3) A housing development that receives a waiver from any maximum controls on density pursuant to clause (ii) of subparagraph (D) of paragraph (3) of subdivision (f) shall only be eligible for a waiver or reduction of development standards as provided in subparagraph (D) of paragraph (2) of subdivision (d) and clause (ii) of subparagraph (D) of paragraph (3) of subdivision (f), unless the city, county, or city and county agrees to additional waivers or reductions of development standards.

(f) For the purposes of this chapter, "density bonus" means a density increase over the otherwise maximum allowable gross residential density, as of the date of application by the applicant to the city, county, or city and county, or, if elected by the applicant, a lesser percentage of density increase, including, but not limited to, no increase in density. The amount of density increase to which the applicant is entitled shall vary according to the amount by which the percentage of affordable housing units exceeds the percentage established in subdivision (b).

(1) For housing developments meeting the criteria of subparagraph (A) of paragraph (1) of subdivision (b), the density bonus shall be calculated as follows:

Percentage Low-Income Units	Percentage Density Bonus
10	20
11	21.5
12	23
13	24.5
14	26
15	27.5
16	29

17	30.5
18	32
19	33.5
20	35
21	38.75
22	42.5
23	46.25
24	50

(2) For housing developments meeting the criteria of subparagraph (B) of paragraph (1) of subdivision (b), the density bonus shall be calculated as follows:

Percentage Very Low Income Units	Percentage Density Bonus
5	20
6	22.5
7	25
8	27.5
9	30
10	32.5
11	35
12	38.75
13	42.5
14	46.25
15	50

(3) (A) For housing developments meeting the criteria of subparagraph (C) of paragraph (1) of subdivision (b), the density bonus shall be 20 percent of the number of senior housing units.

(B) For housing developments meeting the criteria of subparagraph (E) of paragraph (1) of subdivision (b), the density bonus shall be 20 percent of the number of the type of units giving rise to a density bonus under that subparagraph.

(C) For housing developments meeting the criteria of subparagraph (F) of paragraph (1) of subdivision (b), the density bonus shall be calculated as follows:

Percentage Lower Income Units	Percentage Density Bonus
20	35
21	38.75
22	42.5
23	46.25
24	50

(D) For housing developments meeting the criteria of subparagraph (G) of paragraph (1) of subdivision (b), the following shall apply:

(i) Except as otherwise provided in clauses (ii) and (iii), the density bonus shall be 80 percent of the number of units for lower income households.

(ii) If the housing development is located within one-half mile of a major transit stop, the city, county, or city and county shall not impose any maximum controls on density.

(iii) If the housing development is located in a very low vehicle travel area within a designated county, the city, county, or city and county shall not impose any maximum controls on density.

(4) For housing developments meeting the criteria of subparagraph (D) of paragraph (1) of subdivision (b), the density bonus shall be calculated as follows:

Percentage Moderate-Income Units	Percentage Density Bonus
10	5
11	6
12	7
13	8
14	9
15	10
16	11
17	12
18	13
19	14
20	15
21	16
22	17
23	18
24	19
25	20
26	21
27	22
28	23
29	24
30	25
31	26
32	27
33	28
34	29
35	30
36	31
37	32
38	33
39	34
40	35
41	38.75

42	42.5
43	46.25
44	50

(5) All density calculations resulting in fractional units shall be rounded up to the next whole number. The granting of a density bonus shall not require, or be interpreted, in and of itself, to require a general plan amendment, local coastal plan amendment, zoning change, or other discretionary approval.

(g) (1) When an applicant for a tentative subdivision map, parcel map, or other residential development approval donates land to a city, county, or city and county in accordance with this subdivision, the applicant shall be entitled to a 15-percent increase above the otherwise maximum allowable residential density for the entire development, as follows:

Percentage Very Low Income	Percentage Density Bonus
10	15
11	16
12	17
13	18
14	19
15	20
16	21
17	22
18	23
19	24
20	25
21	26
22	27
23	28
24	29
25	30
26	31
27	32
28	33
29	34
30	35

(2) This increase shall be in addition to any increase in density mandated by subdivision (b), up to a maximum combined mandated density increase of 35 percent if an applicant seeks an increase pursuant to both this subdivision and subdivision (b). All density calculations resulting in fractional units shall be rounded up to the next whole number. Nothing in this subdivision shall be construed to enlarge or diminish the authority of a city, county, or city and county to require a developer to donate land as a condition of development. An applicant shall be eligible for the

increased density bonus described in this subdivision if all of the following conditions are met:

(A) The applicant donates and transfers the land no later than the date of approval of the final subdivision map, parcel map, or residential development application.

(B) The developable acreage and zoning classification of the land being transferred are sufficient to permit construction of units affordable to very low income households in an amount not less than 10 percent of the number of residential units of the proposed development.

(C) The transferred land is at least one acre in size or of sufficient size to permit development of at least 40 units, has the appropriate general plan designation, is appropriately zoned with appropriate development standards for development at the density described in paragraph (3) of subdivision (c) of Section 65583.2, and is or will be served by adequate public facilities and infrastructure.

(D) The transferred land shall have all of the permits and approvals, other than building permits, necessary for the development of the very low income housing units on the transferred land, not later than the date of approval of the final subdivision map, parcel map, or residential development application, except that the local government may subject the proposed development to subsequent design review to the extent authorized by subdivision (i) of Section 65583.2 if the design is not reviewed by the local government before the time of transfer.

(E) The transferred land and the affordable units shall be subject to a deed restriction ensuring continued affordability of the units consistent with paragraphs (1) and (2) of subdivision (c), which shall be recorded on the property at the time of the transfer.

(F) The land is transferred to the local agency or to a housing developer approved by the local agency. The local agency may require the applicant to identify and transfer the land to the developer.

(G) The transferred land shall be within the boundary of the proposed development or, if the local agency agrees, within one-quarter mile of the boundary of the proposed development.

(H) A proposed source of funding for the very low income units shall be identified not later than the date of approval of the final subdivision map, parcel map, or residential development application.

(h) (1) When an applicant proposes to construct a housing development that conforms to the requirements of subdivision (b) and includes a childcare facility that will be located on the premises of, as part of, or adjacent to, the project, the city, county, or city and county shall grant either of the following:

(A) An additional density bonus that is an amount of square feet of residential space that is equal to or greater than the amount of square feet in the childcare facility.

(B) An additional concession or incentive that contributes significantly to the economic feasibility of the construction of the childcare facility.

(2) The city, county, or city and county shall require, as a condition of approving the housing development, that the following occur:

(A) The childcare facility shall remain in operation for a period of time that is as long as or longer than the period of time during which the density bonus units are required to remain affordable pursuant to subdivision (c).

(B) Of the children who attend the childcare facility, the children of very low income households, lower income households, or families of moderate income shall equal a percentage that is equal to or greater than the percentage of dwelling units that are required for very low income households, lower income households, or families of moderate income pursuant to subdivision (b).

(3) Notwithstanding any requirement of this subdivision, a city, county, or city and county shall not be required to provide a density bonus or concession for a childcare facility if it finds, based upon substantial evidence, that the community has adequate childcare facilities.

(4) "Childcare facility," as used in this section, means a child daycare facility other than a family daycare home, including, but not limited to, infant centers, preschools, extended daycare facilities, and schoolage childcare centers.

(i) "Housing development," as used in this section, means a development project for five or more residential units, including mixed-use developments. For the purposes of this section, "housing development" also includes a subdivision or common interest development, as defined in Section 4100 of the Civil Code, approved by a city, county, or city and county and consists of residential units or unimproved residential lots and either a project to substantially rehabilitate and convert an existing commercial building to residential use or the substantial rehabilitation of an existing multifamily dwelling, as defined in subdivision (d) of Section 65863.4, where the result of the rehabilitation would be a net increase in available residential units. For the purpose of calculating a density bonus, the residential units shall be on contiguous sites that are the subject of one development application, but do not have to be based upon individual subdivision maps or parcels. The density bonus shall be permitted in geographic areas of the housing development other than the areas where the units for the lower income households are located.

(j) (1) The granting of a concession or incentive shall not require or be interpreted, in and of itself, to require a general plan amendment, local coastal plan amendment, zoning change, study, or other discretionary approval. For purposes of this subdivision, "study" does not include reasonable documentation to establish eligibility for the concession or incentive or to demonstrate that the incentive or concession meets the definition set forth in subdivision (k). This provision is declaratory of existing law.

(2) Except as provided in subdivisions (d) and (e), the granting of a density bonus shall not require or be interpreted to require the waiver of a local ordinance or provisions of a local ordinance unrelated to development standards.

(k) For the purposes of this chapter, concession or incentive means any of the following:

(1) A reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission as provided in Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety

Code, including, but not limited to, a reduction in setback and square footage requirements and in the ratio of vehicular parking spaces that would otherwise be required that results in identifiable and actual cost reductions, to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).

(2) Approval of mixed-use zoning in conjunction with the housing project if commercial, office, industrial, or other land uses will reduce the cost of the housing development and if the commercial, office, industrial, or other land uses are compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located.

(3) Other regulatory incentives or concessions proposed by the developer or the city, county, or city and county that result in identifiable and actual cost reductions to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).

(*l*) Subdivision (k) does not limit or require the provision of direct financial incentives for the housing development, including the provision of publicly owned land, by the city, county, or city and county, or the waiver of fees or dedication requirements.

(m) This section does not supersede or in any way alter or lessen the effect or application of the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code). Any density bonus, concessions, incentives, waivers or reductions of development standards, and parking ratios to which the applicant is entitled under this section shall be permitted in a manner that is consistent with this section and Division 20 (commencing with Section 30000) of the Public Resources Code.

(n) If permitted by local ordinance, nothing in this section shall be construed to prohibit a city, county, or city and county from granting a density bonus greater than what is described in this section for a development that meets the requirements of this section or from granting a proportionately lower density bonus than what is required by this section for developments that do not meet the requirements of this section.

(o) For purposes of this section, the following definitions shall apply:

(1) "Designated county" includes the Counties of Alameda, Contra Costa, Los Angeles, Marin, Napa, Orange, Riverside, Sacramento, San Bernardino, San Diego, San Mateo, Santa Barbara, Santa Clara, Solano, Sonoma, and Ventura, and the City and County of San Francisco.

(2) "Development standard" includes a site or construction condition, including, but not limited to, a height limitation, a setback requirement, a floor area ratio, an onsite open-space requirement, a minimum lot area per unit requirement, or a parking ratio that applies to a residential development pursuant to any ordinance, general plan element, specific plan, charter, or other local condition, law, policy, resolution, or regulation that is adopted by the local government or that is enacted by the local government's electorate exercising its local initiative or referendum power, whether

that power is derived from the California Constitution, statute, or the charter or ordinances of the local government.

(3) "Located within one-half mile of a major transit stop" means that any point on a proposed development, for which an applicant seeks a density bonus, other incentives or concessions, waivers or reductions of development standards, or a vehicular parking ratio pursuant to this section, is within one-half mile of any point on the property on which a major transit stop is located, including any parking lot owned by the transit authority or other local agency operating the major transit stop.

(4) "Lower income student" means a student who has a household income and asset level that does not exceed the level for Cal Grant A or Cal Grant B award recipients as set forth in subdivision (k) of Section 69432.7 of the Education Code. The eligibility of a student to occupy a unit for lower income students under this section shall be verified by an affidavit, award letter, or letter of eligibility provided by the institution of higher education in which the student is enrolled or by the California Student Aid Commission that the student receives or is eligible for financial aid, including an institutional grant or fee waiver from the college or university, the California Student Aid Commission, or the federal government.

(5) "Major transit stop" has the same meaning as defined in subdivision (b) of Section 21155 of the Public Resources Code.

(6) "Maximum allowable residential density" or "base density" means the greatest number of units allowed under the zoning ordinance, specific plan, or land use element of the general plan, or, if a range of density is permitted, means the greatest number of units allowed by the specific zoning range, specific plan, or land use element of the general plan applicable to the project. Density shall be determined using dwelling units per acre. However, if the applicable zoning ordinance, specific plan, or land use element of the general plan does not provide a dwelling-units-per-acre standard for density, then the local agency shall calculate the number of units by:

(A) Estimating the realistic development capacity of the site based on the objective development standards applicable to the project, including, but not limited to, floor area ratio, site coverage, maximum building height and number of stories, building setbacks and stepbacks, public and private open-space requirements, minimum percentage or square footage of any nonresidential component, and parking requirements, unless not required for the base project. Parking requirements shall include considerations regarding number of spaces, location, design, type, and circulation. A developer may provide a base density study and the local agency shall accept it, provided that it includes all applicable objective development standards.

(B) Maintaining the same average unit size and other project details relevant to the base density study, excepting those that may be modified by waiver or concession to accommodate the bonus units, in the proposed project as in the study.

(7) (A) (i) "Shared housing building" means a residential or mixed-use structure, with five or more shared housing units and one or more common kitchens and dining areas designed for permanent residence of more than 30 days by its tenants. The kitchens and dining areas within the shared housing building shall be able to adequately accommodate all residents. If a local ordinance further restricts the attributes of a

shared housing building beyond the requirements established in this section, the local definition shall apply to the extent that it does not conflict with the requirements of this section.

(ii) A "shared housing building" may include other dwelling units that are not shared housing units, provided that those dwelling units do not occupy more than 25 percent of the floor area of the shared housing building. A shared housing building may include 100 percent shared housing units.

(B) (i) "Shared housing unit" means one or more habitable rooms, not within another dwelling unit, that includes a bathroom, sink, refrigerator, and microwave, is used for permanent residence, that meets the "minimum room area" specified in Section R304 of the California Residential Code (Part 2.5 of Title 24 of the California Code of Regulations), and complies with the definition of "guestroom" in Section R202 of the California Residential Code. If a local ordinance further restricts the attributes of a shared housing building beyond the requirements established in this section, the local definition shall apply to the extent that it does not conflict with the requirements of this section.

(ii) "Shared housing unit" for purposes of a residential care facility for the elderly, as defined in Section 1569.2 of the Health and Safety Code, includes a unit without an individual kitchen where a unit may be shared by unrelated persons, and a unit where a room that may be shared by unrelated persons meets the "minimum room area" requirements of clause (i).

(8) "Student housing development" means a development that contains bedrooms containing two or more bedspaces that have a shared or private bathroom, access to a shared or private living room and laundry facilities, and access to a shared or private kitchen.

(9) (A) "Total units" or "total dwelling units" means a calculation of the number of units that:

(i) Excludes a unit added by a density bonus awarded pursuant to this section or any local law granting a greater density bonus.

(ii) Includes a unit designated to satisfy an inclusionary zoning requirement of a city, county, or city and county.

(B) For purposes of calculating a density bonus granted pursuant to this section for a shared housing building, "unit" means one shared housing unit and its pro rata share of associated common area facilities.

(10) "Very low vehicle travel area" means an urbanized area, as designated by the United States Census Bureau, where the existing residential development generates vehicle miles traveled per capita that is below 85 percent of either regional vehicle miles traveled per capita or city vehicle miles traveled per capita. For purposes of this paragraph, "area" may include a travel analysis zone, hexagon, or grid. For the purposes of determining "regional vehicle miles traveled per capita" pursuant to this paragraph, a "region" is the entirety of incorporated and unincorporated areas governed by a multicounty or single-county metropolitan planning organization, or the entirety of the incorporated and unincorporated areas of an individual county that is not part of a metropolitan planning organization.

(p) (1) Except as provided in paragraphs (2), (3), and (4), upon the request of the developer, a city, county, or city and county shall not require a vehicular parking ratio, inclusive of parking for persons with a disability and guests, of a development meeting the criteria of subdivisions (b) and (c), that exceeds the following ratios:

(A) Zero to one bedroom: one onsite parking space.

(B) Two to three bedrooms: one and one-half onsite parking spaces.

(C) Four and more bedrooms: two and one-half parking spaces.

(D) One bedspace in a student housing development: zero parking spaces.

(2) (A) Notwithstanding paragraph (1), if a development includes at least 20 percent low-income units for housing developments meeting the criteria of subparagraph (A) of paragraph (1) of subdivision (b) or at least 11 percent very low income units for housing developments meeting the criteria of subparagraph (B) of paragraph (1) of subdivision (b), is located within one-half mile of a major transit stop, and there is unobstructed access to the major transit stop from the development, then, upon the request of the developer, a city, county, or city and county shall not impose a vehicular parking ratio, inclusive of parking for persons with a disability and guests, that exceeds 0.5 spaces per unit. Notwithstanding paragraph (1), if a development includes at least 40 percent moderate-income units for housing developments meeting the criteria of subparagraph (D) of paragraph (1) of subdivision (b), is located within one-half mile of a major transit stop, as defined in subdivision (b) of Section 21155 of the Public Resources Code, and the residents of the development have unobstructed access to the major transit stop from the development then, upon the request of the developer, a city, county, or city and county shall not impose a vehicular parking ratio, inclusive of parking for persons with a disability and guests, that exceeds 0.5 spaces per bedroom.

(B) For purposes of this subdivision, "unobstructed access to the major transit stop" means a resident is able to access the major transit stop without encountering natural or constructed impediments. For purposes of this subparagraph, "natural or constructed impediments" includes, but is not limited to, freeways, rivers, mountains, and bodies of water, but does not include residential structures, shopping centers, parking lots, or rails used for transit.

(3) Notwithstanding paragraph (1), if a development meets the criteria of subparagraph (G) of paragraph (1) of subdivision (b), then, upon the request of the developer, a city, county, or city and county shall not impose vehicular parking standards if the development meets any of the following criteria:

(A) The development is located within one-half mile of a major transit stop and there is unobstructed access to the major transit stop from the development.

(B) The development is a for-rent housing development for individuals who are 55 years of age or older that complies with Sections 51.2 and 51.3 of the Civil Code and the development has either paratransit service or unobstructed access, within one-half mile, to fixed bus route service that operates at least eight times per day.

(C) The development is either a special needs housing development, as defined in Section 51312 of the Health and Safety Code, or a supportive housing development, as defined in Section 50675.14 of the Health and Safety Code. A development that

is a special needs housing development shall have either paratransit service or unobstructed access, within one-half mile, to fixed bus route service that operates at least eight times per day.

(4) If the total number of parking spaces required for a development is other than a whole number, the number shall be rounded up to the next whole number. For purposes of this subdivision, a development may provide onsite parking through tandem parking or uncovered parking, but not through onstreet parking.

(5) This subdivision shall apply to a development that meets the requirements of subdivisions (b) and (c), but only at the request of the applicant. An applicant may request parking incentives or concessions beyond those provided in this subdivision pursuant to subdivision (d).

(6) This subdivision does not preclude a city, county, or city and county from reducing or eliminating a parking requirement for development projects of any type in any location.

(7) Notwithstanding paragraphs (2) and (3), if a city, county, city and county, or an independent consultant has conducted an areawide or jurisdictionwide parking study in the last seven years, then the city, county, or city and county may impose a higher vehicular parking ratio not to exceed the ratio described in paragraph (1), based upon substantial evidence found in the parking study, that includes, but is not limited to, an analysis of parking availability, differing levels of transit access, walkability access to transit services, the potential for shared parking, the effect of parking requirements on the cost of market-rate and subsidized developments, and the lower rates of car ownership for low-income and very low income individuals, including seniors and special needs individuals. The city, county, or city and county shall pay the costs of any new study. The city, county, or city and county shall make findings, based on a parking study completed in conformity with this paragraph, supporting the need for the higher parking ratio.

(8) A request pursuant to this subdivision shall neither reduce nor increase the number of incentives or concessions to which the applicant is entitled pursuant to subdivision (d).

(q) Each component of any density calculation, including base density and bonus density, resulting in fractional units shall be separately rounded up to the next whole number. The Legislature finds and declares that this provision is declaratory of existing law.

(r) This chapter shall be interpreted liberally in favor of producing the maximum number of total housing units.

(s) Notwithstanding any other law, if a city, including a charter city, county, or city and county has adopted an ordinance or a housing program, or both an ordinance and a housing program, that incentivizes the development of affordable housing that allows for density bonuses that exceed the density bonuses required by the version of this section effective through December 31, 2020, that city, county, or city and county is not required to amend or otherwise update its ordinance or corresponding affordable housing incentive program to comply with the amendments made to this section by the act adding this subdivision, and is exempt from complying with the

incentive and concession calculation amendments made to this section by the act adding this subdivision as set forth in subdivision (d), particularly subparagraphs (B) and (C) of paragraph (2) of that subdivision, and the amendments made to the density tables under subdivision (f).

(t) When an applicant proposes to construct a housing development that conforms to the requirements of subparagraph (A) or (B) of paragraph (1) of subdivision (b) that is a shared housing building, the city, county, or city and county shall not require any minimum unit size requirements or minimum bedroom requirements that are in conflict with paragraph (7) of subdivision (o).

(u) (1) The Legislature finds and declares that the intent behind the Density Bonus Law is to allow public entities to reduce or even eliminate subsidies for a particular project by allowing a developer to include more total units in a project than would otherwise be allowed by the local zoning ordinance in exchange for affordable units. It further reaffirms that the intent is to cover at least some of the financing gap of affordable housing with regulatory incentives, rather than additional public subsidy.

(2) It is therefore the intent of the Legislature to make modifications to the Density Bonus Law by the act adding this subdivision to further incentivize the construction of very low, low-, and moderate-income housing units. It is further the intent of the Legislature in making these modifications to the Density Bonus Law to ensure that any additional benefits conferred upon a developer are balanced with the receipt of a public benefit in the form of adequate levels of affordable housing. The Legislature further intends that these modifications will ensure that the Density Bonus Law creates incentives for the construction of more housing across all areas of the state.

(v) (1) Provided that the resulting housing development would not restrict more than 50 percent of the total units to moderate-income, lower income, or very low income households, a city, county, or city and county shall grant an additional density bonus calculated pursuant to paragraph (2) when an applicant proposes to construct a housing development that conforms to the requirements of paragraph (1) of subdivision (b), agrees to include additional rental or for-sale units affordable to very low income households or moderate income households, and meets any of the following requirements:

(A) The housing development conforms to the requirements of subparagraph (A) of paragraph (1) of subdivision (b) and provides 24 percent of the total units to lower income households.

(B) The housing development conforms to the requirements of subparagraph (B) of paragraph (1) of subdivision (b) and provides 15 percent of the total units to very low income households.

(C) The housing development conforms to the requirements of subparagraph (D) of paragraph (1) of subdivision (b) and provides 44 percent of the total units to moderate-income households.

(2) A city, county, or city and county shall grant an additional density bonus for a housing development that meets the requirements of paragraph (1), calculated as follows:

Percentage Very Low Income Units	Percentage Density Bonus
5	20
6	23.75
7	27.5
8	31.25
9	35
10	38.75

Percentage Moderate-Income Units	Percentage Density Bonus
5	20
6	22.5
7	25
8	27.5
9	30
10	32.5
11	35
12	38.75
13	42.5
14	46.25
15	50

(3) The increase required by paragraphs (1) and (2) shall be in addition to any increase in density granted by subdivision (b).

(4) The additional density bonus required under this subdivision shall be calculated using the number of units excluding any density bonus awarded by this section.

(Amended by Stats. 2024, Ch. 432, Sec. 1.5. (AB 3116) Effective January 1, 2025.)

STATE OF CALIFORNIA
LEGISLATIVE COUNSEL BUREAU
AUTHENTICATED
ELECTRONIC LEGAL MATERIAL

State of California

GOVERNMENT CODE

Section 65589.5

65589.5. (a) (1) The Legislature finds and declares all of the following:

(A) The lack of housing, including emergency shelters, is a critical problem that threatens the economic, environmental, and social quality of life in California.

(B) California housing has become the most expensive in the nation. The excessive cost of the state's housing supply is partially caused by activities and policies of many local governments that limit the approval of housing, increase the cost of land for housing, and require that high fees and exactions be paid by producers of housing.

(C) Among the consequences of those actions are discrimination against low-income and minority households, lack of housing to support employment growth, imbalance in jobs and housing, reduced mobility, urban sprawl, excessive commuting, and air quality deterioration.

(D) Many local governments do not give adequate attention to the economic, environmental, and social costs of decisions that result in disapproval of housing development projects, reduction in density of housing projects, and excessive standards for housing development projects.

(2) In enacting the amendments made to this section by the act adding this paragraph, the Legislature further finds and declares the following:

(A) California has a housing supply and affordability crisis of historic proportions. The consequences of failing to effectively and aggressively confront this crisis are hurting millions of Californians, robbing future generations of the chance to call California home, stifling economic opportunities for workers and businesses, worsening poverty and homelessness, and undermining the state's environmental and climate objectives.

(B) While the causes of this crisis are multiple and complex, the absence of meaningful and effective policy reforms to significantly enhance the approval and supply of housing affordable to Californians of all income levels is a key factor.

(C) The crisis has grown so acute in California that supply, demand, and affordability fundamentals are characterized in the negative: underserved demands, constrained supply, and protracted unaffordability.

(D) According to reports and data, California has accumulated an unmet housing backlog of nearly 2,000,000 units and must provide for at least 180,000 new units annually to keep pace with growth through 2025.

(E) California's overall home ownership rate is at its lowest level since the 1940s. The state ranks 49th out of the 50 states in home ownership rates as well as in the supply of housing per capita. Only one-half of California's households are able to afford the cost of housing in their local regions.

(F) Lack of supply and rising costs are compounding inequality and limiting advancement opportunities for many Californians.

(G) The majority of California renters, more than 3,000,000 households, pay more than 30 percent of their income toward rent and nearly one-third, more than 1,500,000 households, pay more than 50 percent of their income toward rent.

(H) When Californians have access to safe and affordable housing, they have more money for food and health care; they are less likely to become homeless and in need of government-subsidized services; their children do better in school; and businesses have an easier time recruiting and retaining employees.

(I) An additional consequence of the state's cumulative housing shortage is a significant increase in greenhouse gas emissions caused by the displacement and redirection of populations to states with greater housing opportunities, particularly working- and middle-class households. California's cumulative housing shortfall therefore has not only national but international environmental consequences.

(J) California's housing picture has reached a crisis of historic proportions despite the fact that, for decades, the Legislature has enacted numerous statutes intended to significantly increase the approval, development, and affordability of housing for all income levels, including this section.

(K) The Legislature's intent in enacting this section in 1982 and in expanding its provisions since then was to significantly increase the approval and construction of new housing for all economic segments of California's communities by meaningfully and effectively curbing the capability of local governments to deny, reduce the density for, or render infeasible housing development projects and emergency shelters. That intent has not been fulfilled.

(L) It is the policy of the state that this section be interpreted and implemented in a manner to afford the fullest possible weight to the interest of, and the approval and provision of, housing.

(3) It is the intent of the Legislature that the conditions that would have a specific, adverse impact upon the public health and safety, as described in paragraph (2) of subdivision (d) and paragraph (1) of subdivision (j), arise infrequently.

(4) It is the intent of the Legislature that the amendments removing provisions from subparagraphs (D) and (E) of paragraph (6) of subdivision (h) and adding those provisions to Sections 65589.5.1 and 65589.5.2 by Assembly Bill 1413 (2023), insofar as they are substantially the same as existing law, shall be considered restatements and continuations of existing law, and not new enactments.

(b) It is the policy of the state that a local government not reject or make infeasible housing development projects, including emergency shelters, that contribute to meeting the need determined pursuant to this article without a thorough analysis of the economic, social, and environmental effects of the action and without complying with subdivision (d).

(c) The Legislature also recognizes that premature and unnecessary development of agricultural lands for urban uses continues to have adverse effects on the availability of those lands for food and fiber production and on the economy of the state. Furthermore, it is the policy of the state that development should be guided away

from prime agricultural lands; therefore, in implementing this section, local jurisdictions should encourage, to the maximum extent practicable, in filling existing urban areas.

(d) For a housing development project for very low, low-, or moderate-income households, or an emergency shelter, a local agency shall not disapprove the housing development project or emergency shelter, or condition approval in a manner that renders the housing development project or emergency shelter infeasible, including through the use of design review standards, unless it makes written findings, based upon a preponderance of the evidence in the record, as to one of the following:

(1) The jurisdiction has adopted a housing element pursuant to this article that has been revised in accordance with Section 65588, is in substantial compliance with this article, and the jurisdiction has met or exceeded its share of the regional housing need allocation pursuant to Section 65584 for the planning period for the income category proposed for the housing development project, provided that any disapproval or conditional approval shall not be based on any of the reasons prohibited by Section 65008. If the housing development project includes a mix of income categories, and the jurisdiction has not met or exceeded its share of the regional housing need for one or more of those categories, then this paragraph shall not be used to disapprove or conditionally approve the housing development project. The share of the regional housing need met by the jurisdiction shall be calculated consistently with the forms and definitions that may be adopted by the Department of Housing and Community Development pursuant to Section 65400. In the case of an emergency shelter, the jurisdiction shall have met or exceeded the need for emergency shelter, as identified pursuant to paragraph (7) of subdivision (a) of Section 65583. Any disapproval or conditional approval pursuant to this paragraph shall be in accordance with applicable law, rule, or standards.

(2) The housing development project or emergency shelter as proposed would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low- and moderate-income households or rendering the development of the emergency shelter financially infeasible. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete. The following shall not constitute a specific, adverse impact upon the public health or safety:

(A) Inconsistency with the zoning ordinance or general plan land use designation.

(B) The eligibility to claim a welfare exemption under subdivision (g) of Section 214 of the Revenue and Taxation Code.

(3) The denial of the housing development project or imposition of conditions is required in order to comply with specific state or federal law, and there is no feasible method to comply without rendering the development unaffordable to low- and moderate-income households or rendering the development of the emergency shelter financially infeasible.

(4) The housing development project or emergency shelter is proposed on land zoned for agriculture or resource preservation that is surrounded on at least two sides by land being used for agricultural or resource preservation purposes, or which does not have adequate water or wastewater facilities to serve the project.

(5) On the date an application for the housing development project or emergency shelter was deemed complete, the jurisdiction had adopted a revised housing element that was in substantial compliance with this article, and the housing development project or emergency shelter was inconsistent with both the jurisdiction's zoning ordinance and general plan land use designation as specified in any element of the general plan.

(A) This paragraph shall not be utilized to disapprove or conditionally approve a housing development project proposed on a site, including a candidate site for rezoning, that is identified as suitable or available for very low, low-, or moderate-income households in the jurisdiction's housing element if the housing development project is consistent with the density specified in the housing element, even though the housing development project was inconsistent with both the jurisdiction's zoning ordinance and general plan land use designation on the date the application was deemed complete.

(B) If the local agency has failed to identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit, has failed to demonstrate that the identified zone or zones include sufficient capacity to accommodate the need for emergency shelter identified in paragraph (7) of subdivision (a) of Section 65583, or has failed to demonstrate that the identified zone or zones can accommodate at least one emergency shelter, as required by paragraph (4) of subdivision (a) of Section 65583, then this paragraph shall not be utilized to disapprove or conditionally approve an emergency shelter proposed for a site designated in any element of the general plan for industrial, commercial, or multifamily residential uses. In any action in court, the burden of proof shall be on the local agency to show that its housing element does satisfy the requirements of paragraph (4) of subdivision (a) of Section 65583.

(6) On the date an application for the housing development project or emergency shelter was deemed complete, the jurisdiction did not have an adopted revised housing element that was in substantial compliance with this article and the housing development project is not a builder's remedy project.

(e) Nothing in this section shall be construed to relieve the local agency from complying with the congestion management program required by Chapter 2.6 (commencing with Section 65088) of Division 1 of Title 7 or the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code). Neither shall anything in this section be construed to relieve the local agency from making one or more of the findings required pursuant to Section 21081 of the Public Resources Code or otherwise complying with the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

(f) (1) Except as provided in paragraphs (6) and (8) of this subdivision, and subdivision (o), nothing in this section shall be construed to prohibit a local agency

from requiring the housing development project to comply with objective, quantifiable, written development standards, conditions, and policies appropriate to, and consistent with, meeting the jurisdiction's share of the regional housing need pursuant to Section 65584. However, the development standards, conditions, and policies shall be applied to facilitate and accommodate development at the density permitted on the site and proposed by the development. Nothing in this section shall limit a project's eligibility for a density bonus, incentive, or concession, or waiver or reduction of development standards and parking ratios, pursuant to Section 65915.

(2) Except as provided in subdivision (o), nothing in this section shall be construed to prohibit a local agency from requiring an emergency shelter project to comply with objective, quantifiable, written development standards, conditions, and policies that are consistent with paragraph (4) of subdivision (a) of Section 65583 and appropriate to, and consistent with, meeting the jurisdiction's need for emergency shelter, as identified pursuant to paragraph (7) of subdivision (a) of Section 65583. However, the development standards, conditions, and policies shall be applied by the local agency to facilitate and accommodate the development of the emergency shelter project.

(3) Except as provided in subdivision (o), nothing in this section shall be construed to prohibit a local agency from imposing fees and other exactions otherwise authorized by law that are essential to provide necessary public services and facilities to the housing development project or emergency shelter.

(4) For purposes of this section, a housing development project or emergency shelter shall be deemed consistent, compliant, and in conformity with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision if there is substantial evidence that would allow a reasonable person to conclude that the housing development project or emergency shelter is consistent, compliant, or in conformity.

(5) For purposes of this section, a change to the zoning ordinance or general plan land use designation subsequent to the date the application was deemed complete shall not constitute a valid basis to disapprove or condition approval of the housing development project or emergency shelter.

(6) Notwithstanding paragraphs (1) to (5), inclusive, all of the following apply to a housing development project that is a builder's remedy project:

(A) A local agency may only require the project to comply with the objective, quantifiable, written development standards, conditions, and policies that would have applied to the project had it been proposed on a site with a general plan designation and zoning classification that allow the density and unit type proposed by the applicant. If the local agency has no general plan designation or zoning classification that would have allowed the density and unit type proposed by the applicant, the development proponent may identify any objective, quantifiable, written development standards, conditions, and policies associated with a different general plan designation or zoning classification within that jurisdiction, that facilitate the project's density and unit type, and those shall apply.

(B) (i) Except as authorized by paragraphs (1) to (4), inclusive, of subdivision (d), a local agency shall not apply any individual or combination of objective, quantifiable, written development standards, conditions, and policies to the project that do any of the following:

(I) Render the project infeasible.

(II) Preclude a project that meets the requirements allowed to be imposed by subparagraph (A), as modified by any density bonus, incentive, or concession, or waiver or reduction of development standards and parking ratios, pursuant to Section 65915, from being constructed as proposed by the applicant.

(ii) The local agency shall bear the burden of proof of complying with clause (i).

(C) (i) A project applicant that qualifies for a density bonus pursuant to Section 65915 shall receive two incentives or concessions in addition to those granted pursuant to paragraph (2) of subdivision (d) of Section 65915.

(ii) For a project seeking density bonuses, incentives, concessions, or any other benefits pursuant to Section 65915, and notwithstanding paragraph (6) of subdivision (o) of Section 65915, for purposes of this paragraph, maximum allowable residential density or base density means the density permitted for a builder's remedy project pursuant to subparagraph (C) of paragraph (11) of subdivision (h).

(iii) A local agency shall grant any density bonus pursuant to Section 65915 based on the number of units proposed and allowable pursuant to subparagraph (C) of paragraph (11) of subdivision (h).

(iv) A project that dedicates units to extremely low-income households pursuant to subclause (I) of clause (i) of subparagraph (C) of paragraph (3) of subdivision (h) shall be eligible for the same density bonus, incentives or concessions, and waivers or reductions of development standards as provided to a housing development project that dedicates three percentage points more units to very low income households pursuant to paragraph (2) of subdivision (f) of Section 65915.

(v) All units dedicated to extremely low-income, very low income, low-income, and moderate-income households pursuant to paragraph (11) of subdivision (h) shall be counted as affordable units in determining whether the applicant qualifies for a density bonus pursuant to Section 65915.

(D) (i) The project shall not be required to apply for, or receive approval of, a general plan amendment, specific plan amendment, rezoning, or other legislative approval.

(ii) The project shall not be required to apply for, or receive, any approval or permit not generally required of a project of the same type and density proposed by the applicant.

(iii) Any project that complies with this paragraph shall be deemed consistent, compliant, and in conformity with an applicable plan, program, policy, ordinance, standard, requirement, redevelopment plan and implementing instruments, or other similar provision for all purposes, and shall not be considered or treated as a nonconforming lot, use, or structure for any purpose.

(E) A local agency shall not adopt or impose any requirement, process, practice, or procedure or undertake any course of conduct, including, but not limited to,

increased fees or inclusionary housing requirements, that applies to a project solely or partially on the basis that the project is a builder's remedy project.

(F) (i) A builder's remedy project shall be deemed to be in compliance with the residential density standards for the purposes of complying with subdivision (b) of Section 65912.123.

(ii) A builder's remedy project shall be deemed to be in compliance with the objective zoning standards, objective subdivision standards, and objective design review standards for the purposes of complying with paragraph (5) of subdivision (a) of Section 65913.4.

(G) (i) (I) If the local agency had a local affordable housing requirement, as defined in Section 65912.101, that on January 1, 2024, required a greater percentage of affordable units than required under subparagraph (A) of paragraph (11) of subdivision (h), or required an affordability level deeper than what is required under subparagraph (A) of paragraph (11) of subdivision (h), then, except as provided in subclauses (II) and (III), the local agency may require a housing development for mixed-income households to comply with an otherwise lawfully applicable local affordability percentage or affordability level. The local agency shall not require housing for mixed-income households to comply with any other aspect of the local affordable housing requirement.

(II) Notwithstanding subclause (I), the local affordable housing requirements shall not be applied to require housing for mixed-income households to dedicate more than 20 percent of the units to affordable units of any kind.

(III) Housing for mixed-income households that is required to dedicate 20 percent of the units to affordable units shall not be required to dedicate any of the affordable units at an income level deeper than lower income households, as defined in Section 50079.5 of the Health and Safety Code.

(IV) A local agency may only require housing for mixed-income households to comply with the local percentage requirement or affordability level described in subclause (I) if it first makes written findings, supported by a preponderance of evidence, that compliance with the local percentage requirement or the affordability level, or both, would not render the housing development project infeasible. If a reasonable person could find compliance with either requirement, either alone or in combination, would render the project infeasible, the project shall not be required to comply with that requirement.

(ii) Affordable units in the development project shall have a comparable bedroom and bathroom count as the market rate units.

(iii) Each affordable unit dedicated pursuant to this subparagraph shall count toward satisfying a local affordable housing requirement. Each affordable unit dedicated pursuant to a local affordable housing requirement that meets the criteria established in this subparagraph shall count towards satisfying the requirements of this subparagraph. This is declaratory of existing law.

(7) (A) For a housing development project application that is deemed complete before January 1, 2025, the development proponent for the project may choose to be subject to the provisions of this section that were in place on the date the preliminary

application was submitted, or, if the project meets the definition of a builder's remedy project, it may choose to be subject to any or all of the provisions of this section applicable as of January 1, 2025.

(B) Notwithstanding subdivision (c) of Section 65941.1, for a housing development project deemed complete before January 1, 2025, the development proponent may choose to revise their application so that the project is a builder's remedy project, without being required to resubmit a preliminary application, even if the revision results in the number of residential units or square footage of construction changing by 20 percent or more.

(8) A housing development project proposed on a site that is identified as suitable or available for very low, low-, or moderate-income households in the jurisdiction's housing element, that is consistent with the density specified in the most recently updated and adopted housing element, and that is inconsistent with both the jurisdiction's zoning ordinance and general plan land use designation on the date the application was deemed complete, shall be subject to the provisions of subparagraphs (A), (B), and (D) of paragraph (6) and paragraph (9).

(9) For purposes of this subdivision, "objective, quantifiable, written development standards, conditions, and policies" means criteria that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal, including, but not limited to, any standard, ordinance, or policy described in paragraph (4) of subdivision (o). Nothing herein shall affect the obligation of the housing development project to comply with the minimum building standards approved by the California Building Standards Commission as provided in Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code. In the event that applicable objective, quantifiable, written development standards, conditions, and policies are mutually inconsistent, a development shall be deemed consistent with the criteria that permits the density and unit type closest to that of the proposed project.

(g) This section shall be applicable to charter cities because the Legislature finds that the lack of housing, including emergency shelter, is a critical statewide problem.

(h) The following definitions apply for the purposes of this section:

(1) "Feasible" means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

(2) "Housing development project" means a use consisting of any of the following:

(A) Residential units only.

(B) Mixed-use developments consisting of residential and nonresidential uses that meet any of the following conditions:

(i) At least two-thirds of the new or converted square footage is designated for residential use.

(ii) At least 50 percent of the new or converted square footage is designated for residential use and the project meets both of the following:

(I) The project includes at least 500 net new residential units.

(II) No portion of the project is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging, except a portion of the project may be designated for use as a residential hotel, as defined in Section 50519 of the Health and Safety Code.

(iii) At least 50 percent of the net new or converted square footage is designated for residential use and the project meets all of the following:

(I) The project includes at least 500 net new residential units.

(II) The project involves the demolition or conversion of at least 100,000 square feet of nonresidential use.

(III) The project demolishes at least 50 percent of the existing nonresidential uses on the site.

(IV) No portion of the project is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging, except a portion of the project may be designated for use as a residential hotel, as defined in Section 50519 of the Health and Safety Code.

(C) Transitional housing or supportive housing.

(D) Farmworker housing, as defined in subdivision (h) of Section 50199.7 of the Health and Safety Code.

(3) (A) "Housing for very low, low-, or moderate-income households" means housing for lower income households, mixed-income households, or moderate-income households.

(B) "Housing for lower income households" means a housing development project in which 100 percent of the units, excluding managers' units, are dedicated to lower income households, as defined in Section 50079.5 of the Health and Safety Code, at an affordable cost, as defined by Section 50052.5 of the Health and Safety Code, or an affordable rent set in an amount consistent with the rent limits established by the California Tax Credit Allocation Committee. The units shall be subject to a recorded deed restriction for a period of 55 years for rental units and 45 years for owner-occupied units.

(C) (i) "Housing for mixed-income households" means any of the following:

(I) A housing development project in which at least 7 percent of the total units, as defined in subparagraph (A) of paragraph (8) of subdivision (o) of Section 65915, are dedicated to extremely low income households, as defined in Section 50106 of the Health and Safety Code.

(II) A housing development project in which at least 10 percent of the total units, as defined in subparagraph (A) of paragraph (8) of subdivision (o) of Section 65915, are dedicated to very low income households, as defined in Section 50105 of the Health and Safety Code.

(III) A housing development project in which at least 13 percent of the total units, as defined in subparagraph (A) of paragraph (8) of subdivision (o) of Section 65915, are dedicated to lower income households, as defined in Section 50079.5 of the Health and Safety Code.

(IV) A housing development project in which there are 10 or fewer total units, as defined in subparagraph (A) of paragraph (8) of subdivision (o) of Section 65915,

that is on a site that is smaller than one acre, and that is proposed for development at a minimum density of 10 units per acre.

(ii) All units dedicated to extremely low income, very low income, and low-income households pursuant to clause (i) shall meet both of the following:

(I) The units shall have an affordable housing cost, as defined in Section 50052.5 of the Health and Safety Code, or an affordable rent, as defined in Section 50053 of the Health and Safety Code.

(II) The development proponent shall agree to, and the local agency shall ensure, the continued affordability of all affordable rental units included pursuant to this section for 55 years and all affordable ownership units included pursuant to this section for a period of 45 years.

(D) "Housing for moderate-income households" means a housing development project in which 100 percent of the units are sold or rented to moderate-income households, as defined in Section 50093 of the Health and Safety Code, at an affordable housing cost, as defined in Section 50052.5 of the Health and Safety Code, or an affordable rent, as defined in Section 50053 of the Health and Safety Code. The units shall be subject to a recorded deed restriction for a period of 55 years for rental units and 45 years for owner-occupied units.

(4) "Area median income" means area median income as periodically established by the Department of Housing and Community Development pursuant to Section 50093 of the Health and Safety Code.

(5) Notwithstanding any other law, until January 1, 2030, "deemed complete" means that the applicant has submitted a preliminary application pursuant to Section 65941.1 or, if the applicant has not submitted a preliminary application, has submitted a complete application pursuant to Section 65943. The local agency shall bear the burden of proof in establishing that the application is not complete.

(6) "Disapprove the housing development project" includes any instance in which a local agency does any of the following:

(A) Votes or takes final administrative action on a proposed housing development project application and the application is disapproved, including any required land use approvals or entitlements necessary for the issuance of a building permit.

(B) Fails to comply with the time periods specified in subdivision (a) of Section 65950. An extension of time pursuant to Article 5 (commencing with Section 65950) shall be deemed to be an extension of time pursuant to this paragraph.

(C) Fails to meet the time limits specified in Section 65913.3.

(D) Fails to cease a course of conduct undertaken for an improper purpose, such as to harass or to cause unnecessary delay or needless increases in the cost of the proposed housing development project, that effectively disapproves the proposed housing development without taking final administrative action if all of the following conditions are met:

(i) The project applicant provides written notice detailing the challenged conduct and why it constitutes disapproval to the local agency established under Section 65100.

(ii) Within five working days of receiving the applicant's written notice described in clause (i), the local agency shall post the notice on the local agency's internet

website, provide a copy of the notice to any person who has made a written request for notices pursuant to subdivision (f) of Section 21167 of the Public Resources Code, and file the notice with the county clerk of each county in which the project will be located. The county clerk shall post the notice and make it available for public inspection in the manner set forth in subdivision (c) of Section 21152 of the Public Resources Code.

(iii) The local agency shall consider all objections, comments, evidence, and concerns about the project or the applicant's written notice and shall not make a determination until at least 60 days after the applicant has given written notice to the local agency pursuant to clause (i).

(iv) Within 90 days of receipt of the applicant's written notice described in clause (i), the local agency shall issue a written statement that it will immediately cease the challenged conduct or issue written findings that comply with both of the following requirements:

(I) The findings articulate an objective basis for why the challenged course of conduct is necessary.

(II) The findings provide clear instructions on what the applicant must submit or supplement so that the local agency can make a final determination regarding the next necessary approval or set the date and time of the next hearing.

(v) (I) If a local agency continues the challenged course of conduct described in the applicant's written notice and fails to issue the written findings described in clause (iv), the local agency shall bear the burden of establishing that its course of conduct does not constitute a disapproval of the housing development project under this subparagraph in an action taken by the applicant.

(II) If an applicant challenges a local agency's course of conduct as a disapproval under this subparagraph, the local agency's written findings described in clause (iv) shall be incorporated into the administrative record and be deemed to be the final administrative action for purposes of adjudicating whether the local agency's course of conduct constitutes a disapproval of the housing development project under this subparagraph.

(vi) A local agency's action in furtherance of complying with the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code), including, but not limited to, imposing mitigating measures, shall not constitute project disapproval under this subparagraph.

(E) Fails to comply with Section 65905.5. For purposes of this subparagraph, a builder's remedy project shall be deemed to comply with the applicable, objective general plan and zoning standards in effect at the time an application is deemed complete.

(F) (i) Determines that an application for a housing development project is incomplete pursuant to subdivision (a) or (b) of Section 65943 and includes in the determination an item that is not required on the local agency's submittal requirement checklist. The local agency shall bear the burden of proof that the required item is listed on the submittal requirement checklist.

(ii) In a subsequent review of an application pursuant to Section 65943, requests the applicant provide new information that was not identified in the initial determination and upholds this determination in the final written determination on an appeal filed pursuant to subdivision (c) of Section 65943. The local agency shall bear the burden of proof that the required item was identified in the initial determination.

(iii) Determines that an application for a housing development project is incomplete pursuant to subdivision (a) or (b) of Section 65943, a reasonable person would conclude that the applicant has submitted all of the items required on the local agency's submittal requirement checklist, and the local agency upholds this determination in the final written determination on an appeal filed pursuant to subdivision (c) of Section 65943.

(iv) If a local agency determines that an application is incomplete under Section 65943 after two resubmittals of the application by the applicant, the local agency shall bear the burden of establishing that the determination is not an effective disapproval of a housing development project under this section.

(G) Violates subparagraph (D) or (E) of paragraph (6) of subdivision (f).

(H) Makes a written determination that a preliminary application described in subdivision (a) of Section 65941.1 has expired or that the applicant has otherwise lost its vested rights under the preliminary application for any reason other than those described in subdivisions (c) and (d) of Section 65941.1.

(I) (i) Fails to make a determination of whether the project is exempt from the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code), or commits an abuse of discretion, as defined in subdivision (b) of Section 65589.5.1 if all of the conditions in Section 65589.5.1 are satisfied.

(ii) This subparagraph shall become inoperative on January 1, 2031.

(J) (i) Fails to adopt a negative declaration or addendum for the project, to certify an environmental impact report for the project, or to approve another comparable environmental document, such as a sustainable communities environmental assessment pursuant to Section 21155.2 of the Public Resources Code, as required pursuant to the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code), if all of the conditions in Section 65589.5.2 are satisfied.

(ii) This subparagraph shall become inoperative on January 1, 2031.

(7) (A) For purposes of this section and Sections 65589.5.1 and 65589.5.2, "lawful determination" means any final decision about whether to approve or disapprove a statutory or categorical exemption or a negative declaration, addendum, environmental impact report, or comparable environmental review document under the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code) that is not an abuse of discretion, as defined in subdivision (b) of Section 65589.5.1 or subdivision (b) of Section 65589.5.2.

(B) This paragraph shall become inoperative on January 1, 2031.

(8) "Lower density" includes any conditions that have the same effect or impact on the ability of the project to provide housing.

(9) Until January 1, 2030, "objective" means involving no personal or subjective judgment by a public official and being uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official.

(10) Notwithstanding any other law, until January 1, 2030, "determined to be complete" means that the applicant has submitted a complete application pursuant to Section 65943.

(11) "Builder's remedy project" means a project that meets all of the following criteria:

(A) The project is a housing development project that provides housing for very low, low-, or moderate-income households.

(B) On or after the date an application for the housing development project or emergency shelter was deemed complete, the jurisdiction did not have a housing element that was in substantial compliance with this article.

(C) The project has a density such that the number of units, as calculated before the application of a density bonus pursuant to Section 65915, complies with all of the following conditions:

(i) The density does not exceed the greatest of the following densities:

(I) Fifty percent greater than the minimum density deemed appropriate to accommodate housing for that jurisdiction as specified in subparagraph (B) of paragraph (3) of subdivision (c) of Section 65583.2.

(II) Three times the density allowed by the general plan, zoning ordinance, or state law, whichever is greater.

(III) The density that is consistent with the density specified in the housing element.

(ii) Notwithstanding clause (i), the greatest allowable density shall be 35 units per acre more than the amount allowable pursuant to clause (i), if any portion of the site is located within any of the following:

(I) One-half mile of a major transit stop, as defined in Section 21064.3 of the Public Resources Code.

(II) A very low vehicle travel area, as defined in subdivision (h).

(III) A high or highest resource census tract, as identified by the latest edition of the "CTCAC/HCD Opportunity Map" published by the California Tax Credit Allocation Committee and the Department of Housing and Community Development.

(D) (i) On sites that have a minimum density requirement and are located within one-half mile of a commuter rail station or a heavy rail station, the density of the project shall not be less than the minimum density required on the site.

(I) For purposes of this subparagraph, "commuter rail" means a railway that is not a light rail, streetcar, trolley, or tramway and that is for urban passenger train service consisting of local short distance travel operating between a central city and adjacent suburb with service operated on a regular basis by or under contract with a transit operator for the purpose of transporting passengers within urbanized areas, or between urbanized areas and outlying areas, using either locomotive-hauled or self-propelled railroad passenger cars, with multitrip tickets and specific station-to-station fares.

(II) For purposes of this subparagraph, "heavy rail" means an electric railway with the capacity for a heavy volume of traffic using high speed and rapid acceleration passenger rail cars operating singly or in multicar trains on fixed rails, separate rights-of-way from which all other vehicular and foot traffic are excluded, and high platform loading.

(ii) On all other sites with a minimum density requirement, the density of the project shall not be less than the local agency's minimum density or one-half of the minimum density deemed appropriate to accommodate housing for that jurisdiction as specified in subparagraph (B) of paragraph (3) of subdivision (c) of Section 65583.2, whichever is lower.

(E) The project site does not abut a site where more than one-third of the square footage on the site has been used, within the past three years, by a heavy industrial use, or a Title V industrial use, as those terms are defined in Section 65913.16.

(12) "Condition approval" includes imposing on the housing development project, or attempting to subject it to, development standards, conditions, or policies.

(13) "Unit type" means the form of ownership and the kind of residential unit, including, but not limited to, single-family detached, single-family attached, for-sale, rental, multifamily, townhouse, condominium, apartment, manufactured homes and mobilehomes, factory-built housing, and residential hotel.

(14) "Proposed by the applicant" means the plans and designs as submitted by the applicant, including, but not limited to, density, unit size, unit type, site plan, building massing, floor area ratio, amenity areas, open space, parking, and ancillary commercial uses.

(i) If any city, county, or city and county denies approval or imposes conditions, including design changes, lower density, or a reduction of the percentage of a lot that may be occupied by a building or structure under the applicable planning and zoning in force at the time the housing development project's application is complete, that have a substantial adverse effect on the viability or affordability of a housing development for very low, low-, or moderate-income households, and the denial of the development or the imposition of conditions on the development is the subject of a court action which challenges the denial or the imposition of conditions, then the burden of proof shall be on the local legislative body to show that its decision is consistent with the findings as described in subdivision (d), and that the findings are supported by a preponderance of the evidence in the record, and with the requirements of subdivision (o).

(j) (1) When a proposed housing development project complies with applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the application was deemed complete, but the local agency proposes to disapprove the project or to impose a condition that the project be developed at a lower density, the local agency shall base its decision regarding the proposed housing development project upon written findings supported by a preponderance of the evidence on the record that both of the following conditions exist:

(A) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

(B) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.

(2) (A) If the local agency considers a proposed housing development project to be inconsistent, not in compliance, or not in conformity with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision as specified in this subdivision, it shall provide the applicant with written documentation identifying the provision or provisions, and an explanation of the reason or reasons it considers the housing development to be inconsistent, not in compliance, or not in conformity as follows:

(i) Within 30 days of the date that the application for the housing development project is determined to be complete, if the housing development project contains 150 or fewer housing units.

(ii) Within 60 days of the date that the application for the housing development project is determined to be complete, if the housing development project contains more than 150 units.

(B) If the local agency fails to provide the required documentation pursuant to subparagraph (A), the housing development project shall be deemed consistent, compliant, and in conformity with the applicable plan, program, policy, ordinance, standard, requirement, or other similar provision.

(3) For purposes of this section, the receipt of a density bonus, incentive, concession, waiver, or reduction of development standards pursuant to Section 65915 shall not constitute a valid basis on which to find a proposed housing development project is inconsistent, not in compliance, or not in conformity, with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision specified in this subdivision.

(4) For purposes of this section, a proposed housing development project is not inconsistent with the applicable zoning standards and criteria, and shall not require a rezoning, if the housing development project is consistent with the objective general plan standards and criteria but the zoning for the project site is inconsistent with the general plan. If the local agency has complied with paragraph (2), the local agency may require the proposed housing development project to comply with the objective standards and criteria of the zoning which is consistent with the general plan, however, the standards and criteria shall be applied to facilitate and accommodate development at the density allowed on the site by the general plan and proposed by the proposed housing development project.

(k) (1) (A) (i) The applicant, a person who would be eligible to apply for residency in the housing development project or emergency shelter, or a housing organization may bring an action to enforce this section. If, in any action brought to enforce this section, a court finds that any of the following are met, the court shall issue an order pursuant to clause (ii):

(I) The local agency, in violation of subdivision (d), disapproved a housing development project or conditioned its approval in a manner rendering it infeasible for the development of an emergency shelter, or housing for very low, low-, or moderate-income households, including farmworker housing, without making the findings required by this section.

(II) The local agency, in violation of subdivision (j), disapproved a housing development project complying with applicable, objective general plan and zoning standards and criteria, or imposed a condition that the project be developed at a lower density, without making the findings required by this section.

(III) (ia) Subject to sub-subclause (ib), the local agency, in violation of subdivision (o), required or attempted to require a housing development project to comply with an ordinance, policy, or standard not adopted and in effect when a preliminary application was submitted.

(ib) This subclause shall become inoperative on January 1, 2030.

(IV) The local agency violated a provision of this section applicable to a builder's remedy project.

(ii) If the court finds that one of the conditions in clause (i) is met, the court shall issue an order or judgment compelling compliance with this section within a time period not to exceed 60 days, including, but not limited to, an order that the local agency take action on the housing development project or emergency shelter. The court may issue an order or judgment directing the local agency to approve the housing development project or emergency shelter if the court finds that the local agency acted in bad faith when it disapproved or conditionally approved the housing development or emergency shelter in violation of this section. The court shall retain jurisdiction to ensure that its order or judgment is carried out and shall award reasonable attorney's fees and costs of suit to the plaintiff or petitioner, provided, however, that the court shall not award attorney's fees in either of the following instances:

(I) The court finds, under extraordinary circumstances, that awarding fees would not further the purposes of this section.

(II) (ia) In a case concerning a disapproval within the meaning of subparagraph (I) or (J) of paragraph (6) of subdivision (h), the court finds that the local agency acted in good faith and had reasonable cause to disapprove the housing development project due to the existence of a controlling question of law about the application of the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code) or implementing guidelines as to which there was a substantial ground for difference of opinion at the time of the disapproval.

(ib) This subclause shall become inoperative on January 1, 2031.

(B) Upon a determination that the local agency has failed to comply with the order or judgment compelling compliance with this section within the time period prescribed

by the court, the court shall impose fines on a local agency that has violated this section and require the local agency to deposit any fine levied pursuant to this subdivision into a local housing trust fund. The local agency may elect to instead deposit the fine into the Building Homes and Jobs Trust Fund. The fine shall be in a minimum amount of ten thousand dollars ($10,000) per housing unit in the housing development project on the date the application was deemed complete pursuant to Section 65943. In determining the amount of the fine to impose, the court shall consider the local agency's progress in attaining its target allocation of the regional housing need pursuant to Section 65584 and any prior violations of this section. Fines shall not be paid out of funds already dedicated to affordable housing, including, but not limited to, Low and Moderate Income Housing Asset Funds, funds dedicated to housing for very low, low-, and moderate-income households, and federal HOME Investment Partnerships Program and Community Development Block Grant Program funds. The local agency shall commit and expend the money in the local housing trust fund within five years for the sole purpose of financing newly constructed housing units affordable to extremely low, very low, or low-income households. After five years, if the funds have not been expended, the money shall revert to the state and be deposited in the Building Homes and Jobs Trust Fund for the sole purpose of financing newly constructed housing units affordable to extremely low, very low, or low-income households.

(C) If the court determines that its order or judgment has not been carried out within 60 days, the court may issue further orders as provided by law to ensure that the purposes and policies of this section are fulfilled, including, but not limited to, an order to vacate the decision of the local agency and to approve the housing development project, in which case the application for the housing development project, as proposed by the applicant at the time the local agency took the initial action determined to be in violation of this section, along with any standard conditions determined by the court to be generally imposed by the local agency on similar projects, shall be deemed to be approved unless the applicant consents to a different decision or action by the local agency.

(D) Nothing in this section shall limit the court's inherent authority to make any other orders to compel the immediate enforcement of any writ brought under this section, including the imposition of fees and other sanctions set forth under Section 1097 of the Code of Civil Procedure.

(2) For purposes of this subdivision, "housing organization" means a trade or industry group whose local members are primarily engaged in the construction or management of housing units or a nonprofit organization whose mission includes providing or advocating for increased access to housing for low-income households and have filed written or oral comments with the local agency prior to action on the housing development project. A housing organization may only file an action pursuant to this section to challenge the disapproval of a housing development by a local agency. A housing organization shall be entitled to reasonable attorney's fees and costs if it is the prevailing party in an action to enforce this section.

(*l*) If the court finds that the local agency (1) acted in bad faith when it violated this section and (2) failed to carry out the court's order or judgment within the time period prescribed by the court, the court, in addition to any other remedies provided by this section, shall multiply the fine determined pursuant to subparagraph (B) of paragraph (1) of subdivision (k) by a factor of five. If a court has previously found that the local agency violated this section within the same planning period, the court shall multiply the fines by an additional factor for each previous violation. For purposes of this section, "bad faith" includes, but is not limited to, an action or inaction that is frivolous, pretextual, intended to cause unnecessary delay, or entirely without merit.

(m) (1) Any action brought to enforce the provisions of this section shall be brought pursuant to Section 1094.5 of the Code of Civil Procedure, and the local agency shall prepare and certify the record of proceedings in accordance with subdivision (c) of Section 1094.6 of the Code of Civil Procedure no later than 30 days after the petition is served, provided that the cost of preparation of the record shall be borne by the local agency, unless the petitioner elects to prepare the record as provided in subdivision (n) of this section. A petition to enforce the provisions of this section shall be filed and served no later than 90 days from the later of (1) the effective date of a decision of the local agency imposing conditions on, disapproving, or any other final action on a housing development project or (2) the expiration of the time periods specified in subparagraph (B) of paragraph (5) of subdivision (h). Upon entry of the trial court's order, a party may, in order to obtain appellate review of the order, file a petition within 20 days after service upon it of a written notice of the entry of the order, or within such further time not exceeding an additional 20 days as the trial court may for good cause allow, or may appeal the judgment or order of the trial court under Section 904.1 of the Code of Civil Procedure. If the local agency appeals the judgment of the trial court, the local agency shall post a bond, in an amount to be determined by the court, to the benefit of the plaintiff if the plaintiff is the project applicant.

(2) (A) A disapproval within the meaning of subparagraph (I) of paragraph (6) of subdivision (h) shall be final for purposes of this subdivision, if the local agency did not make a lawful determination within the time period set forth in paragraph (5) of subdivision (a) of Section 65589.5.1 after the applicant's timely written notice.

(B) This paragraph shall become inoperative on January 1, 2031.

(3) (A) A disapproval within the meaning of subparagraph (J) of paragraph (6) of subdivision (h) shall be final for purposes of this subdivision, if the local agency did not make a lawful determination within 90 days of the applicant's timely written notice.

(B) This paragraph shall become inoperative on January 1, 2031.

(n) In any action, the record of the proceedings before the local agency shall be filed as expeditiously as possible and, notwithstanding Section 1094.6 of the Code of Civil Procedure or subdivision (m) of this section, all or part of the record may be prepared (1) by the petitioner with the petition or petitioner's points and authorities, (2) by the respondent with respondent's points and authorities, (3) after payment of costs by the petitioner, or (4) as otherwise directed by the court. If the expense of

preparing the record has been borne by the petitioner and the petitioner is the prevailing party, the expense shall be taxable as costs.

(o) (1) Subject to paragraphs (2), (6), and (7), and subdivision (d) of Section 65941.1, a housing development project shall be subject only to the ordinances, policies, and standards adopted and in effect when a preliminary application including all of the information required by subdivision (a) of Section 65941.1 was submitted.

(2) Paragraph (1) shall not prohibit a housing development project from being subject to ordinances, policies, and standards adopted after the preliminary application was submitted pursuant to Section 65941.1 in the following circumstances:

(A) In the case of a fee, charge, or other monetary exaction, to an increase resulting from an automatic annual adjustment based on an independently published cost index that is referenced in the ordinance or resolution establishing the fee or other monetary exaction.

(B) A preponderance of the evidence in the record establishes that subjecting the housing development project to an ordinance, policy, or standard beyond those in effect when a preliminary application was submitted is necessary to mitigate or avoid a specific, adverse impact upon the public health or safety, as defined in subparagraph (A) of paragraph (1) of subdivision (j), and there is no feasible alternative method to satisfactorily mitigate or avoid the adverse impact.

(C) Subjecting the housing development project to an ordinance, policy, standard, or any other measure, beyond those in effect when a preliminary application was submitted is necessary to avoid or substantially lessen an impact of the project under the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

(D) The housing development project has not commenced construction within two and one-half years, or three and one-half years for an affordable housing project, following the date that the project received final approval. For purposes of this subparagraph:

(i) "Affordable housing project" means a housing development that satisfies both of the following requirements:

(I) Units within the development are subject to a recorded affordability restriction for at least 55 years for rental housing and 45 years for owner-occupied housing, or the first purchaser of each unit participates in an equity sharing agreement as described in subparagraph (C) of paragraph (2) of subdivision (c) of Section 65915.

(II) All of the units within the development, excluding managers' units, are dedicated to lower income households, as defined by Section 50079.5 of the Health and Safety Code.

(ii) "Final approval" means that the housing development project has received all necessary approvals to be eligible to apply for, and obtain, a building permit or permits and either of the following is met:

(I) The expiration of all applicable appeal periods, petition periods, reconsideration periods, or statute of limitations for challenging that final approval without an appeal, petition, request for reconsideration, or legal challenge having been filed.

(II) If a challenge is filed, that challenge is fully resolved or settled in favor of the housing development project.

(E) The housing development project is revised following submittal of a preliminary application pursuant to Section 65941.1 such that the number of residential units or square footage of construction changes by 20 percent or more, exclusive of any increase resulting from the receipt of a density bonus, incentive, concession, waiver, or similar provision, including any other locally authorized program that offers additional density or other development bonuses when affordable housing is provided. For purposes of this subdivision, "square footage of construction" means the building area, as defined by the California Building Standards Code (Title 24 of the California Code of Regulations).

(3) This subdivision does not prevent a local agency from subjecting the additional units or square footage of construction that result from project revisions occurring after a preliminary application is submitted pursuant to Section 65941.1 to the ordinances, policies, and standards adopted and in effect when the preliminary application was submitted.

(4) For purposes of this subdivision, "ordinances, policies, and standards" includes general plan, community plan, specific plan, zoning, design review standards and criteria, subdivision standards and criteria, and any other rules, regulations, requirements, and policies of a local agency, as defined in Section 66000, including those relating to development impact fees, capacity or connection fees or charges, permit or processing fees, and other exactions.

(5) This subdivision shall not be construed in a manner that would lessen the restrictions imposed on a local agency, or lessen the protections afforded to a housing development project, that are established by any other law, including any other part of this section.

(6) This subdivision shall not restrict the authority of a public agency or local agency to require mitigation measures to lessen the impacts of a housing development project under the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

(7) With respect to completed residential units for which the project approval process is complete and a certificate of occupancy has been issued, nothing in this subdivision shall limit the application of later enacted ordinances, policies, and standards that regulate the use and occupancy of those residential units, such as ordinances relating to rental housing inspection, rent stabilization, restrictions on short-term renting, and business licensing requirements for owners of rental housing.

(8) (A) This subdivision shall apply to a housing development project that submits a preliminary application pursuant to Section 65941.1 before January 1, 2030.

(B) This subdivision shall become inoperative on January 1, 2034.

(p) (1) Upon any motion for an award of attorney's fees pursuant to Section 1021.5 of the Code of Civil Procedure, in a case challenging a local agency's approval of a housing development project, a court, in weighing whether a significant benefit has been conferred on the general public or a large class of persons and whether the necessity of private enforcement makes the award appropriate, shall give due weight

to the degree to which the local agency's approval furthers policies of this section, including, but not limited to, subdivisions (a), (b), and (c), the suitability of the site for a housing development, and the reasonableness of the decision of the local agency. It is the intent of the Legislature that attorney's fees and costs shall rarely, if ever, be awarded if a local agency, acting in good faith, approved a housing development project that satisfies conditions established in paragraph (1), (2), or (3) of subdivision (a) of Section 65589.5.1 or paragraph (1), (2), or (3) of subdivision (a) of Section 65589.5.2.

(2) This subdivision shall become inoperative on January 1, 2031.

(q) This section shall be known, and may be cited, as the Housing Accountability Act.

(r) The provisions of this section are severable. If any provision of this section or its application is held invalid, that invalidity shall not affect other provisions or applications that can be given effect without the invalid provision or application.

(Amended by Stats. 2024, Ch. 268, Sec. 2.5. (AB 1893) Effective January 1, 2025. Inoperative January 1, 2031, pursuant to Sec. 1 of Stats. 2023, Ch. 768.)