CITY OF EASTVALE

REGULAR CITY COUNCIL MEETING AGENDA

Eastvale City Hall Council Chambers
12363 Limonite Avenue, Suite 900, Eastvale, CA 91752
Regular City Council Meeting: 6:30 PM
Wednesday, April 23, 2025

City Councilmembers
Michael McMinn, Mayor
Jocelyn Yow, Mayor Pro Tem
Christian Dinco, Councilmember
Clint Lorimore, Councilmember
Todd Rigby, Councilmember

Mark Orme, City Manager
Erica Vega, City Attorney
Marc Donohue, Government Services Director/City Clerk

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.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, you should contact the City Clerk's Office at (951) 361-0900.

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. **CLOSED SESSION PUBLIC COMMENT**
Any member of the public may address the Council on items within the Council'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 Council and do not engaged in dialogue with individual Council Members, City staff, or members of the audience. Blue speaker forms are available at the front table to the entrance of Council Chambers.

4. **CLOSED SESSION ITEM(S)**

   4.1. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code Sec on 54956.8). Property: Lots 63 of Tract Map No. 38594 recorded on March 15, 2024. Agency Negotiator: Community Development Director Gustavo Gonzalez. Negotiating Parties: Arroyo Cap III-2, LLC. Under Negotiation: Price and Terms of Payment**

5. **INVOCATION**

6. **PLEDGE OF ALLEGIANCE**

7. **ADDITIONS/REVISIONS**
The City Council 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 Council. If there is less than 2/3 of the Council members 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.

8. **PRESENTATIONS/ANNOUNCEMENTS**

   8.1. **Earth Day Event Recognition**
   8.2. **Annual Riverside County Spelling Bee Champion Recognition**
   8.3. **Innovation Month Proclamation**
   8.4. **Municipal Clerks Week Proclamation**
   8.5. **Arbor Day Proclamation**

9. **AGENCY PARTNER UPDATES**

   9.1. **YMCA Update**
   9.2. **Eastvale Library Update**
   9.3. **Youth Council Update**

10. PUBLIC COMMENT

Any member of the public may address the Council on items within the Council'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 Council and do not engaged in dialogue with individual Councilmembers, City staff, or members of the audience. Blue speaker forms are available at the front table to the entrance of Council Chambers.

11. CONSENT CALENDAR

Consent Calendar items are normally enacted in one motion. The Mayor or City Council 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.

11.1. City Council Meeting Minutes

Submitted by: Marc A. Donohue, Government Services Director/City Clerk

RECOMMENDED ACTION(S):
Staff recommends that the City Council approve the City Council meeting minutes from the regular meeting on April 9, 2025.

11.2. Treasurer's Report: March 2025

Submitted by: Amanda Wells, Finance Director/City Treasurer

RECOMMENDED ACTION(S):
Staff recommends that the City Council receive and file the City Treasurer's Report.

11.3. Planning Division Update

Submitted by: David Murray, City Planner

RECOMMENDED ACTION(S):
Staff recommends that the City Council receive and file the Planning Division Update.

11.4. Public Works Department Update

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

RECOMMENDED ACTION(S):
Staff recommends that the City Council receive and file the Public Works Department update.

11.5. City of Eastvale Crime Statistics – February 2025

Submitted by: Johnny Terfehr, Community Safety Director

RECOMMENDED ACTION(S):
Staff recommends that the City Council receive and file the Eastvale Crime Statistics for February 2025.

11.6. **Lot Tie Covenant for the Eastvale Civic Center Site**
Submitted by: Jimmy Chung, Public Works Director/City Engineer

RECOMMENDED ACTION(S):
City staff recommends that the City Council approve the Covenant to Hold Property as One Parcel (Lot Tie Covenant) and authorize the City Manager to execute the Agreement.

11.7. **Interim Financial Report - Fiscal Year 2024-25, Quarter 2 and Budget Amendment for Cal Recycle SB 1383 Expenditures**
Submitted by: Amanda Wells, Finance Director/City Treasurer

RECOMMENDED ACTION(S):
Staff recommends that the City Council:

1. Receive and file the Interim Financial Report for Fiscal Year 2024-25, Quarter 2 ending December 31, 2024; and

2. Approve and Adopt Resolution 25-XX Amending the 2024-25 Fiscal Year Operating Budget for Cal Recycle Funded SB 1383 Expenditures.

11.8. **Professional Services Agreement – Third Amendment with California Public Policy Group (CPPG) for State Lobbyist Services**
Submitted by: Stephanie Vasquez, Assistant to the City Manager

RECOMMENDED ACTION(S):
Staff recommends that the City Council:

1. Approve the Third Amendment to the Professional Services Agreement with California Public Policy Group (CPPG) for state lobbying services to extend the term through June 30, 2027, and;
2. Authorize the City Manager to execute all necessary documents.

11.9. **Approval of Professional Services Agreement with Community Services Event (Market Solutions) for Vendor Sales and Operations Services**
Submitted by: Enswins Cordero, Assistant Director of Community Services & Recreation

RECOMMENDED ACTION(S):
Staff recommends that the City Council authorize the City Manager to enter into an agreement with Market Solutions for an amount not to exceed $19,500, for the management of retail and food vendor operations during the International Food Festival, for a term of three months, subject to the terms and conditions as outlined in the agreement.

12. 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 Mayor or a Councilmember. Public comment is limited to three (3) minutes each with a maximum of six (6) minutes (time may be donated by one speaker.)

12.1. PLN24-20053 – Density Bonus Agreement, Tentative Tract Map 39022, and Major Development Review for Warmington Residential Development

Submitted by: Jamie K. Cerda, AICP, Principal Planner

RECOMMENDED ACTION(S):

Staff recommends that the City Council take the following actions:

1. Find the project exempt from CEQA pursuant to CEQA 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. Adopt a Resolution Approving the Density Bonus, Vesting Tentative Tract Map No. 39022, and to subdivide three (3) existing residential lots totaling 8.3-acres (7.9 net acres) into 76 residential lots, four (4) for water quality and open space purposes and five (5) for private street purposes, subject to conditions of approval, and the Major Development Review for the master building architecture and site planning of 76 single-family residential lots, landscaping, and parking areas, subject to conditions of approval;
3. Approve the form of Density Bonus Agreement between Warmington Residential California, Inc. and the City of Eastvale and authorize the City Manager to execute;
4. Approve the form of Resale Restriction Agreement and related documents between the City and initial homeowner(s) of affordable units and authorize the City Manager to execute Resale Restriction Agreements with the initial homebuyers of the four affordable units.

13. CITY COUNCIL BUSINESS

13.1. Fiscal Year 2025-26 Budget Workshop

Submitted by: Amanda Wells, Finance Director/City Treasurer

RECOMMENDED ACTION(S):

Staff recommends that the City Council discuss and provide direction to staff on General Fund and Fire Fund department budget proposals for the Fiscal Year 2025-26 budget.

14. CITY MANAGER/CITY STAFF REPORT

15. CITY COUNCIL COMMUNICATIONS/COMMITTEE REPORTS

16. ADJOURNMENT

The next regular meeting of the Eastvale City Council is scheduled for Wednesday, May 14, 2025, at 6:30 p.m. at Eastvale City Hall Council Chambers, 12363 Limonite Avenue, Suite 900, Eastvale, CA 91752.

17. 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

CITY COUNCIL MEETING
Wednesday, April 9, 2025
Regular Meeting: 6:30 PM

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

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1. CALL TO ORDER

The regular meeting of the Eastvale City Council Meeting was called to order at 6:30 p.m. by Mayor McMinn.

2. ROLL CALL

Present: Councilmembers Clint Lorimore, Todd Rigby, Mayor Pro Tem Jocelyn Yow, and Mayor Mike McMinn.

Absent: Councilmember Christian Dinco.

City Staff Present: City Manager Mark Orme, City Attorney Erica Vega, and Government Services Director/City Clerk Marc Donohue were present at Roll Call. Other staff members were present.

3. CLOSED SESSION PUBLIC COMMENT – None

4. CLOSED SESSION ITEM(S)- None

5. INVOCATION

Eastvale Tamil Kalvi offered the invocation.

6. PLEDGE OF ALLEGIANCE

Mayor Pro Tem Yow led the Pledge of Allegiance.

7. ADDITIONS/REVISIONS – None

8. PRESENTATIONS/ANNOUNCEMENTS

8.1 Recognition of the ERHS Boys Basketball Team

Certificates were presented to the ERHS Boys Basketball Team.

8.2 City Hall 101 Recognitions

Certificates were presented to the City Hall 101 participants.

9. AGENCY PARTNER UPDATES – None

10. PUBLIC COMMENT

The following individual provided public comment:

- Anirudh, Eastvale resident

11. CONSENT CALENDAR

On motion of Councilmember Rigby and second by Mayor McMinn, the City Council voted unanimously to approve the Consent Calendar.

11.1 City Council/Eastvale Parking Authority/Eastvale Public Financing Authority Meeting Minutes

The City Council approved the City Council/Eastvale Parking Authority/Eastvale Public Financing Authority meeting minutes from the regular meeting on March 26, 2025.

11.2 Professional Services Agreement with Kosmont Realty for Surplus Land Act (SLA) Due Diligence Services

The City Council authorized the City Manager to execute a Professional Services Agreement (PSA) with Kosmont Realty in an amount not-to-exceed $50,000.00 to provide the city with Surplus Land Act (SLA) due diligence services.

11.3 Adoption of the List of Prequalified Contractors to Bid on the Eastvale Civic Center Project

The City Council adopted the list of prequalified contractors to bid on the Eastvale Civic Center Project.

12. PUBLIC HEARINGS – None

13. CITY COUNCIL BUSINESS – None

14. CITY MANAGER/CITY STAFF REPORT

City Manager Orme provided an update on upcoming City events.

15. CITY COUNCIL COMMUNICATIONS/COMMITTEE REPORTS

15.1 League of California Cities

Councilmember Lorimore provided a report.

15.2 Southern California Association of Governments

Councilmember Lorimore provided a report.

15.3 Western Riverside Council of Governments

No report was provided.

15.4 Riverside Transit Agency

No report was provided.

15.5 Northwest Mosquito and Vector Control District

No report was provided.

15.6 Riverside County Transportation Commission

Councilmember Lorimore provided a report.

15.7 Western Riverside County Regional Conservation Authority

No report was provided.

15.8 Finance Committee

No report was provided.

15.9 Eastvale Schools Committee

No report was provided.

15.10 Business and Development Success Ad-Hoc Committee

No report was provided.

15.11 Eastvale Legislative Ad-Hoc Committee

No report was provided.

15.12 Eastvale Community Services Ad-Hoc Committee

No report was provided.

15.13 E-Commerce Online Sales and Use Tax Ad-Hoc Committee

No report was provided.

15.14 City Council Communications

The City Council provided comments.

ADJOURNMENT – Mayor McMinn adjourned the regular meeting at 7:08 P.M. The next regular meeting of the Eastvale City Council is scheduled for Wednesday, April 23, 2025, at 6:30 P.M.

Marc A. Donohue, MMC
City Clerk

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council Meeting
CONSENT CALENDAR
Agenda Item No. 11.2
April 23, 2025

Treasurer's Report: March 2025

Prepared By:
Amanda Wells, Finance Director/City Treasurer

Recommended Action(s)
Staff recommends that the City Council receive and file the City Treasurer's Report.

Summary
In accordance with the City of Eastvale's Investment Policy, adopted July 24, 2024, the City Treasurer is required to submit a quarterly treasurer's report to the City Council. The report shall include types of investments, credit ratings, institutions involved, dates of purchases, dates of maturity, amount of deposits or cost of the security, current market value of the securities, interest rates, investment fund balances, and a statement as to whether investments are in compliance with the Investment Policy and whether there are sufficient funds to meet the City's cash obligations for the next six months.

Background
The Schedule of Investments includes a breakdown of the City's investments by "Active" or "Inactive" Deposits. "Active Deposits" are those accounts which receive revenues, whereas "Inactive Deposits" are available for use but are not earning revenues. Detail reports for the PFM Managed Investment Portfolio, with all supplemental information required by the City's investment policy, are included in the report.

The Dash Board Report Card, consists of two sections:

I. Portfolio Diversification – This section reflects the diversification of the City of Eastvale's portfolio by both type of instrument and length of maturity.

II. Portfolio Performance Measures – This section compares budget to actuals in for interest earnings. Also included is a cash breakdown report per the City's fund balance reserve policy showing funds restricted, committed, designated, and unassigned in addition to investment income received as of March 31, 2025, broken down by investment type. The City of Eastvale's Schedule of Investments complies with the City's Investment Policy. The City has sufficient funds to meet its expenditure requirements for the next six months. Total cash and investments as of the end of March are $261,136,715 (book value). Active deposits total $253,346,989; inactive deposits total $8,000,000. Net investment income received for fiscal year 2024-25 through the end of March (nine months of the fiscal year) is $6,037,676. The net annualized yield on investments is 4.347%.

Environmental

Government investment reports are not considered a Project as defined by the California Environmental Quality Act (CEQA) and no environmental review is required.

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

The Treasurer's Report is an activity required by the city's investment policy.

Fiscal Impact

Not applicable.

Prior City Council/Commission Action

Not applicable.

Attachment(s)

Attachment 1 - Investment Report: March 2025
Attachment 2 - PFM Statement: March 2025

CITY OF EASTVALE
Treasurer's Report
Fiscal Year 2024-25 as of March 31, 2025

Introduction

In accordance with the City Investment Policy, a quarterly investment report shall be filed with the City Council which provides a clear picture of the status of the current investments. The report for the month ending March 31, 2025 has been prepared by City Staff. We hereby certify that this report accurately reflects all pooled investments and is in compliance with the City's Investment Policy. Combined with anticipated revenues, the portfolio contains sufficient investment liquidity to meet budgeted expenditures for the next six months.

12 MONTH BALANCES

Month Ending	Active Deposits Ending Book Value	Inactive Deposits Ending Book Value	Interest	Realized Gain/(Loss)	Yield at Cost
April 30, 2024	$ 209,110,461	$ 12,444,448	$ 565,977	$ (10,957)	3.503%
May 31, 2024	215,336,889	12,039,052	559,334	(28,618)	3.435%
June 30, 2024	217,052,100	12,027,115	502,116	(84,053)	3.457%
July 31, 2024	219,078,760	12,005,719	707,498	(30,789)	3.470%
August 31, 2024	224,269,130	12,000,700	578,085	(6,426)	4.343%
September 30, 2024	220,619,776	12,000,700	522,756	(34,977)	4.423%
October 31, 2024	224,608,968	13,782,141	1,010,209	(6,859)	4.287%
November 30, 2024	224,951,865	12,000,700	496,917	(3,359)	4.166%
December 31, 2024	231,737,006	12,006,426	539,795	(1,210)	3.983%
January 31, 2025	237,042,136	12,022,010	1,189,848	(22,048)	3.828%
February 28, 2025	246,798,563	12,000,000	521,425	(3,188)	3.854%
March 31, 2025	253,346,989	8,000,000	533,139	(17,538)	4.198%

CITY OF EASTVALE
Treasurer's Report
Fiscal Year 2024-25 as of March 31, 2025

Schedule of Investments

Institution	Par Value	Book Value Price @ Cost	(Fair Value) Market Value	Yield
ACTIVE DEPOSITS				
Money Market Accounts:				
Citizens Business Bank - Money Market	$ -	$ -	$ -	0.100%
First American Govt Oblig Fund CI Y	136,154	136,154	136,154	3.960%
Total Money Market	**$ 136,154**	**$ 136,154**	**$ 136,154**	**3.960%**
Sweep Accounts:				
Citizens Business Bank - General Sweep	$ 8,019,133	$ 8,019,133	$ 8,019,133	0.100%
Total Sweep Accounts	**$ 8,019,133**	**$ 8,019,133**	**$ 8,019,133**	**0.100%**
Pooled Investment Accounts:				
CAMP Pool	$ 133,517,357	$ 133,517,357	$ 133,517,357	4.470%
Local Agency Investment Fund*	71,869,546	71,869,546	61,846,159	4.366%
Total Pooled Investment	**$ 205,386,903**	**$ 205,386,903**	**$ 195,363,516**	**4.434%**
PFM Managed Investment Portfolio:				
U.S. Treasury Bond / Note	$ 21,445,000	$ 20,751,227	$ 20,979,583	3.170%
U.S. Treasury Bill	-	-	-	0.000%
Supra-National Agency Bond / Note	-	-	-	0.000%
Municipal Bond / Note	410,000	411,018	407,119	1.090%
Federal Agency Commercial	8,073,525	8,018,469	8,151,870	4.820%
Asset-Back Security / Collateralized	2,400,000	2,399,678	2,418,764	5.020%
Certificate of Deposit	360,000	360,000	365,930	5.080%
Federal Agency Bond / Note	-	-	-	0.540%
Bank Note	925,000	925,020	939,185	5.480%
Corporate Note	6,981,000	6,939,387	6,946,250	4.010%
Total PFM Managed Investments	**$ 40,594,525**	**$ 39,804,799**	**$ 40,208,701**	**3.810%**
ACTIVE DEPOSITS TOTAL	**$ 254,136,715**	**$ 253,346,989**	**$ 243,727,503**	**4.198%**
INACTIVE DEPOSITS				
Checking Account:				
Citizens Business Bank - General Account	$ 8,000,000	$ 8,000,000	$ 8,000,000	0.000%
Citizens Business Bank - HdL Holding	$ -	$ -	$ -	0.000%
Total Inactive Deposits	**$ 8,000,000**	**$ 8,000,000**	**$ 8,000,000**	**0.000%**
INACTIVE DEPOSITS TOTAL	**$ 8,000,000**	**$ 8,000,000**	**$ 8,000,000**	
GRAND TOTAL CASH	**$ 262,136,715**	**$ 261,346,989**	**$ 251,727,503**	

**yield as of the prior quarter end*

Per Government Code requirements, the Investment Report is in compliance with the City of Eastvale's Investment Policy, and there are adequate funds available to meet budgeted and actual expenditures for the next six months.

CITY OF EASTVALE
Treasurer's Report
Fiscal Year 2024-25 as of March 31, 2025

Dash Board Report Card

I. PORTFOLIO DIVERSIFICATION

DIVERSIFICATION BY INSTRUMENT

Money Market	0.06%
Sweep	3.29%
LAIF	25.38%
CAMP Pool	54.78%
Certificates of Deposit	0.15%
U.S. Treasury Bond/ Note	8.61%
U.S. Treasury Bill	0.00%
Supra-National Agency Bond/Note	0.00%
Municipal Bond / Note	0.17%
Federal Agency Collaterized Mortgage	3.34%
Asset-Backed Security/ Collateralized	0.99%
Federal Agency Bond/ Note	0.00%
Bank Note	0.39%
Corporate Note	2.85%
	100.00%

DIVERSIFICATION BY MATURITY

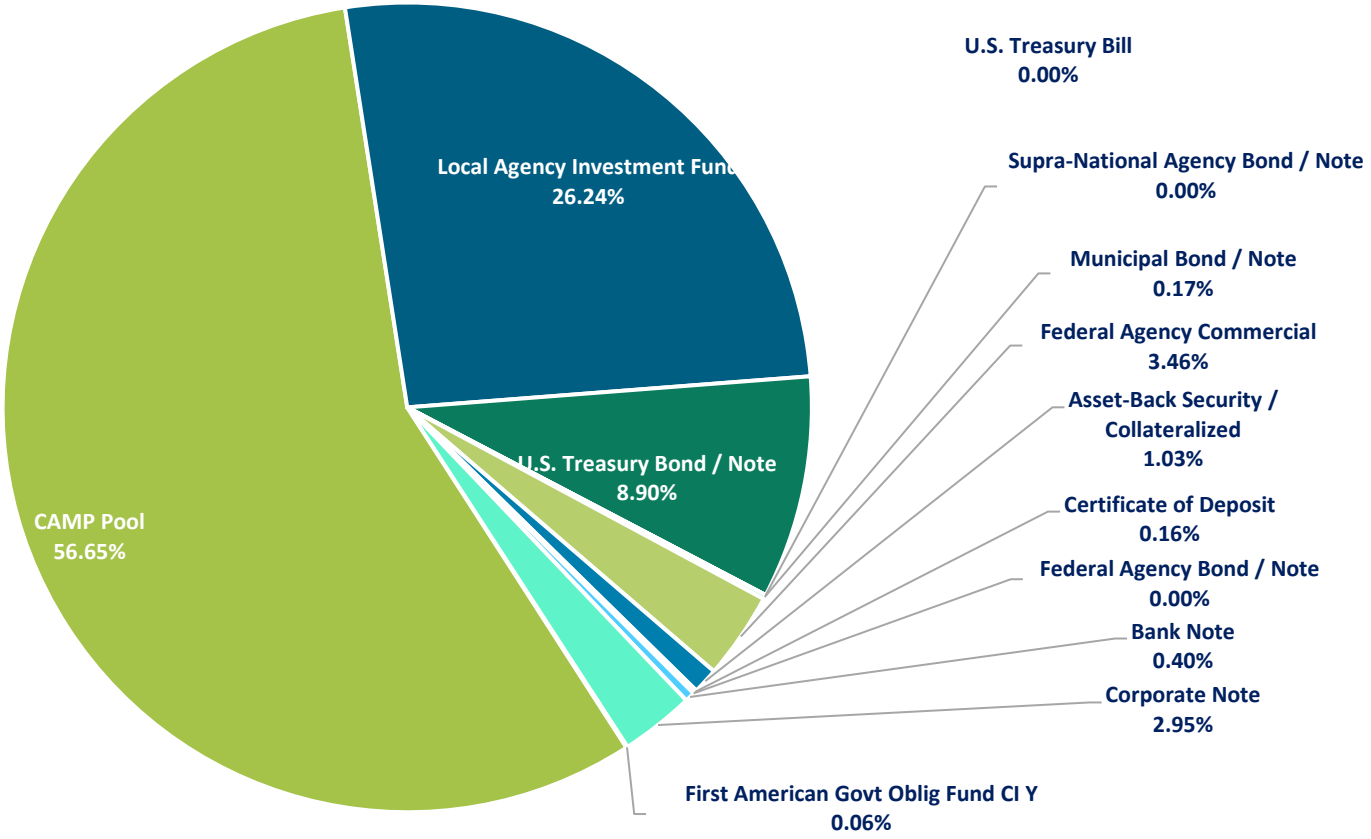
Less Than 90 Days	73.06%
90 days to Six Months (26 Weeks)	0.27%
Six Months to One Year (52 Weeks)	2.47%
One to Two Years (104 Weeks)	2.55%
Two to Three Years (156 Weeks)	2.62%
Three to Four Years (208 Weeks)	4.53%
Four to Five Years	3.94%
Five Years +	0.00%
	89.44%

II. PORTFOLIO PERFORMANCE MEASURES

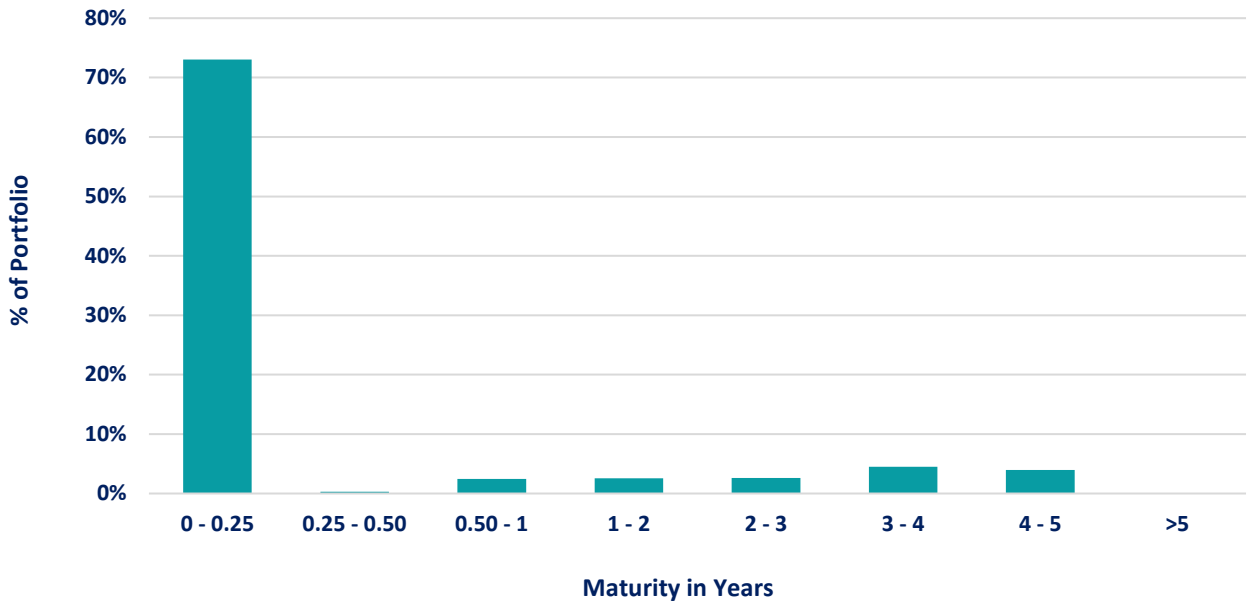
Yield at Cost - March 31, 2025	4.198%	
Annual Investment Income Budget	**$ 6,359,578**	**A**
Investment Income Received - YTD 03/31/2025	6,068,883	B
Less Investment Fees	(31,208)	C
Net Investment Income Received - YTD 03/31/2025	**$ 6,037,676**	**B+C**
Over/(Under) Annual Budget	*$ (321,902)*	**C-B**
% of Annual Budget	94.938%	
Net Yield Annualized at Cost - March 31, 2025	**4.347%**	

CITY OF EASTVALE
Treasurer's Report
Fiscal Year 2024-25 as of March 31, 2025

Dash Board Report Card

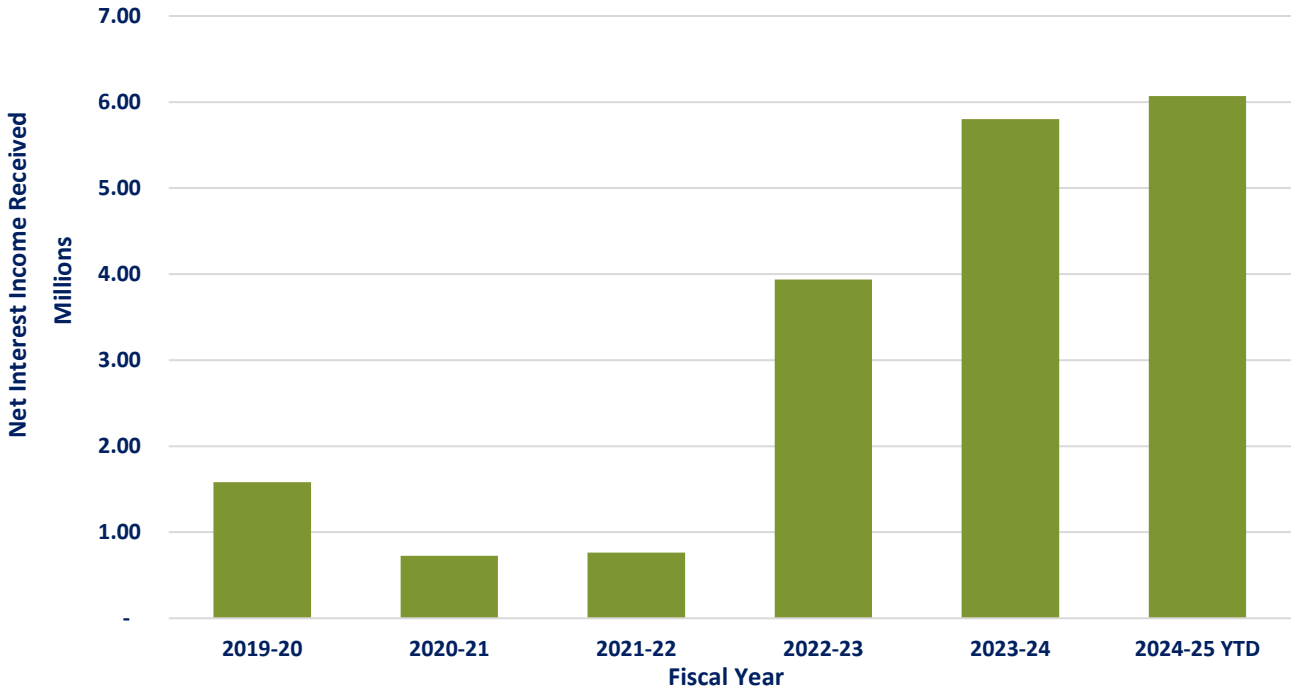


Active Investments: Diversification by Maturity



Dash Board Report Card

All Activity: Year Over Year Interest Income



CITY OF EASTVALE
Treasurer's Report
Fiscal Year 2024-25 as of March 31, 2025

Cash Breakdown per Fund Balance Reserve Policy

Schedule of Investments - March 31, 2025

Money Market Accounts	$ 136,154
Sweep Accounts	8,019,133
Pooled Investment Accounts	205,386,903
PFM Managed Investments	39,804,799
Checking Account	8,000,000
Grand Total Cash - March 31, 2025	**$ 261,346,989**

Breakdown of Total Cash at March 31, 2025

Non-Spendable & Restricted Funds (Non-Discretionary Per Law):			$ 75,716,578
per 06/30/2024 audited financials			
Committed (Formal Action of City Council):			128,710,029
per fiscal year 2024-25 mid-year budget			
Assigned (City's Intent):			
per fiscal year 2024-25 mid-year budget			
Fire Operations			
per fiscal year 2024-25 mid-year budget		9,296,150	
General Fund Emergency Contingency:			
per fund balance reserve policy	+	19,202,912	
- Cash Flow for CIP Grants		6,500,000	
- Cover Special Revenue Fund Negative Fund Balance		177,584	
- Business Incentive Loan Program		230,000	
- Land Purchases		12,000,000	
- Financial System Implementation (FY 2025-26)		1,000,000	
- Civic Center Reserve		26,589,971	
All Funds Adopted Budget			
Revenues	103,653,646		
Expenditures	81,496,888		
All Funds Net Revenue	-	22,156,758	
Total Designated/ Assigned			52,839,859
Unassigned			4,080,523
Grand Total Cash - March 31, 2025			**$ 261,346,989**

*Restricted, committed, and assigned figures based on estimated fund balances at the end of the fiscal year, 06/30/2025. However cash estimates in this report are based on the current month. As a result, it is typical that a variance exists between projected unassigned cash balance and current unassigned cash balances. The variance will not be resolved until the end of the fiscal year. A negative unassigned cash balance in the current period does not indicate a cash flow issue for the city.

CITY OF EASTVALE
Treasurer's Report
Fiscal Year 2024-25 as of March 31, 2025

Investment Income Detail

Yield at Cost - March 31, 2025			4.198%
Annual Investment Income Budget	**A**	**$**	**6,359,578**
Investment Income Received YTD:			
Money Market (CBB)		$	2,023
Sweep (CBB)			17,245
Money Market (PFM)			3,998
LAIF			1,310,054
CAMP Pool			3,959,073
Certificate of Deposits			47,196
Municipal Bond/Note			5,424
U.S. Treasury Bill			238,389
U.S. Treasury Bond/ Note			24,239
Federal Agency Bond/ Note			4,014
Federal Agency Commercial Mortgage Backed Security			79,152
Asset-Backed Security			262,512
Corporate Note			216,629
Bank Note			25,080
Supra-National Agency Bond/Note			250
Realized Gain/ (Loss)			(126,394)
Total Investment Income Received - YTD 03/31/2025	**B**		**6,068,883**
Less Investment Fees Paid:			
Trust Fees-U.S. Bank			(3,166)
Management Fee-PFM			(28,042)
Total Investment Fees Paid - YTD 03/31/2025	**C**		**(31,208)**
Net Investment Income Received - YTD 03/31/2025	**B+C**	**$**	**6,037,676**
Investment Income Over/(Under) Annual Budget	***C-B***	*$*	*(321,902)*
			94.938%
Net Yield Annualized at Cost - March 31, 2025			**4.347%**

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Customer Service
PO Box 11813
Harrisburg, PA 17108-1813

ACCOUNT STATEMENT

CITY OF EASTVALE

For the Month Ending
March 31, 2025

Client Management Team

Richard Babbe, CCM
Senior Managing Consultant
633 W 5th St., 25th Floor
Los Angeles, CA 90071
949-230-6896
babber@pfmam.com

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Individual Accounts

Accounts included in Statement

20240100	CITY OF EASTVALE - INVESTMENT PORTFOLIO

CITY OF EASTVALE
AMANDA WELLS
12363 LIMONITE AVE
SUITE 910
EASTVALE, CA 91732

Online Access https://www.pfmam.com **Customer Service** 1-717-232-2723

Important Disclosures

Important Disclosures

This statement is for general information purposes only and is not intended to provide specific advice or recommendations. PFM Asset Management ("PFMAM") is a division of U.S. Bancorp Asset Management, Inc. ("USBAM"), a SEC-registered investment adviser. USBAM is direct subsidiary of U.S. Bank National Association ("U.S. Bank") and an indirect subsidiary of U.S. Bancorp. U.S. Bank is not responsible for and does not guarantee the products, services or performance of PFMAM. PFMAM maintains a written disclosure statement of our background and business experience. If you would like to receive a copy of our current disclosure statement, please contact Service Operations at the address below.

Proxy Voting PFMAM does not normally receive proxies to vote on behalf of its clients. However, it does on occasion receive consent requests. In the event a consent request is received the portfolio manager contacts the client and then proceeds according to their instructions. PFMAM's Proxy Voting Policy is available upon request by contacting Service Operations at the address below.

Questions About an Account PFMAM's monthly statement is intended to detail our investment advisory activity as well as the activity of any accounts held by clients in pools that are managed by PFMAM. The custodian bank maintains the control of assets and executes (i.e., settles) all investment transactions. The custodian statement is the official record of security and cash holdings and transactions. PFMAM recognizes that clients may use these reports to facilitate record keeping and that the custodian bank statement and the PFMAM statement should be reconciled and differences resolved. Many custodians use a settlement date basis which may result in the need to reconcile due to a timing difference.

Account Control PFMAM does not have the authority to withdraw funds from or deposit funds to the custodian outside the scope of services provided by PFMAM. Our clients retain responsibility for their internal accounting policies; implementing and enforcing internal controls and generating ledger entries or otherwise recording transactions.

Market Value Generally, PFMAM's market prices are derived from closing bid prices as of the last business day of the month as supplied by ICE Data Services. There may be differences in the values shown for investments due to accrued but uncollected income and the use of differing valuation sources and methods. Non-negotiable FDIC-insured bank certificates of deposit are priced at par. Although PFMAM believes the prices to be reliable, the values of the securities may not represent the prices at which the securities could have been bought or sold. Explanation of the valuation methods for a registered investment company or local government investment program is contained in the appropriate fund offering documentation or information statement.

Amortized Cost The original cost of the principal of the security is adjusted for the amount of the periodic reduction of any discount or premium from the purchase date until the date of the report. Discount or premium with respect to short term securities (those with less than one year to maturity at time of issuance) is amortized on a straightline basis. Such discount or premium with respect to longer term securities is amortized using the constant yield basis.

Tax Reporting Cost data and realized gains / losses are provided for informational purposes only. Please review for accuracy and consult your tax advisor to determine the tax consequences of your security transactions. PFMAM does not report such information to the IRS or other taxing authorities and is not responsible for the accuracy of such information that may be required to be reported to federal, state or other taxing authorities.

Financial Situation In order to better serve you, PFMAM should be promptly notified of any material change in your investment objective or financial situation.

Callable Securities Securities subject to redemption prior to maturity may be redeemed in whole or in part before maturity, which could affect the yield represented.

Portfolio The securities in this portfolio, including shares of mutual funds, are not guaranteed or otherwise protected by PFMAM, the FDIC (except for certain non-negotiable certificates of deposit) or any government agency. Investment in securities involves risks, including the possible loss of the amount invested. Actual settlement values, accrued interest, and amortized cost amounts may vary for securities subject to an adjustable interest rate or subject to principal paydowns. Any changes to the values shown may be reflected within the next monthly statement's beginning values.

Rating Information provided for ratings is based upon a good faith inquiry of selected sources, but its accuracy and completeness cannot be guaranteed.

Shares of some local government investment programs and TERM funds are distributed by representatives of USBAM's affiliate, U.S. Bancorp Investments, Inc. which is registered with the SEC as a broker/dealer and is a member of the Financial Industry Regulatory Authority ("FINRA") and the Municipal Securities Rulemaking Board ("MSRB"). You may reach the FINRA by calling the FINRA Hotline at 1-800-289-9999 or at the FINRA website address https://www.finra.org/investors/investor-contacts. A brochure describing the FINRA Regulation Public Disclosure Program is also available from FINRA upon request.

Key Terms and Definitions

Dividends on local government investment program funds consist of interest earned, plus any discount ratably amortized to the date of maturity, plus all realized gains and losses on the sale of securities prior to maturity, less ratable amortization of any premium and all accrued expenses to the fund. Dividends are accrued daily and may be paid either monthly or quarterly. The monthly earnings on this statement represent the estimated dividend accrued for the month for any program that distributes earnings on a quarterly basis. There is no guarantee that the estimated amount will be paid on the actual distribution date.

Current Yield is the net change, exclusive of capital changes and income other than investment income, in the value of a hypothetical fund account with a balance of one share over the seven-day base period including the statement date, expressed as a percentage of the value of one share (normally $1.00 per share) at the beginning of the seven-day period. This resulting net change in account value is then annualized by multiplying it by 365 and dividing the result by 7. The yields quoted should not be considered a representation of the yield of the fund in the future, since the yield is not fixed.

Average maturity represents the average maturity of all securities and investments of a portfolio, determined by multiplying the par or principal value of each security or investment by its maturity (days or years), summing the products, and dividing the sum by the total principal value of the portfolio. The stated maturity date of mortgage backed or callable securities are used in this statement. However the actual maturity of these securities could vary depending on the level or prepayments on the underlying mortgages or whether a callable security has or is still able to be called.

Monthly distribution yield represents the net change in the value of one share (normally $1.00 per share) resulting from all dividends declared during the month by a fund expressed as a percentage of the value of one share at the beginning of the month. This resulting net change is then annualized by multiplying it by 365 and dividing it by the number of calendar days in the month.

YTM at Cost The yield to maturity at cost is the expected rate of return, based on the original cost, the annual interest receipts, maturity value and the time period from purchase date to maturity, stated as a percentage, on an annualized basis.

YTM at Market The yield to maturity at market is the rate of return, based on the current market value, the annual interest receipts, maturity value and the time period remaining until maturity, stated as a percentage, on an annualized basis.

Managed Account A portfolio of investments managed discretely by PFMAM according to the client's specific investment policy and requirements. The investments are directly owned by the client and held by the client's custodian.

Unsettled Trade A trade which has been executed however the final consummation of the security transaction and payment has not yet taken place.

Please review the detail pages of this statement carefully. If you think your statement is wrong, missing account information, or if you need more information about a transaction, please contact PFMAM within 60 days of receipt. If you have other concerns or questions regarding your account, or to request an updated copy of PFMAM's current disclosure statement, please contact a member of your client management team at PFMAM Service Operations at the address below.

PFM Asset Management
Attn: Service Operations
213 Market Street
Harrisburg, PA 17101

NOT FDIC INSURED **NO BANK GUARANTEE** **MAY LOSE VALUE**

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Account Statement

Consolidated Summary Statement

For the Month Ending **March 31, 2025**

CITY OF EASTVALE

Portfolio Summary

Portfolio Holdings	Cash Dividends and Income	Closing Market Value
PFMAM Managed Account	86,858.46	40,208,700.75
CAMP Pool	0.00	133,517,356.84
Total	**$86,858.46**	**$173,726,057.59**

Investment Allocation

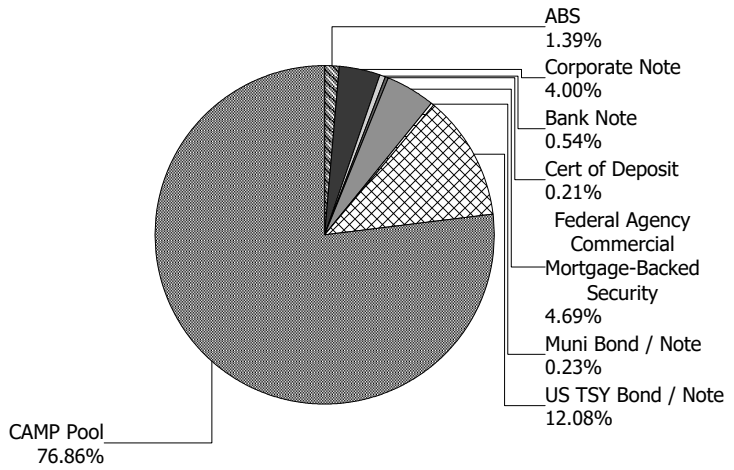
Investment Type	Closing Market Value	Percent
Asset-Backed Security	2,418,764.09	1.39
Corporate Note	6,946,250.09	4.00
Bank Note	939,185.24	0.54
Certificate of Deposit	365,929.56	0.21
Federal Agency Commercial Mortgage-Backed Se	8,151,870.25	4.69
Municipal Bond / Note	407,118.72	0.23
U.S. Treasury Bond / Note	20,979,582.80	12.08
CAMP Pool	133,517,356.84	76.86
Total	**$173,726,057.59**	**100.00%**

Maturity Distribution (Fixed Income Holdings)

Portfolio Holdings	Closing Market Value	Percent
Under 30 days	133,517,356.84	76.86
31 to 60 days	384,124.87	0.22
61 to 90 days	0.00	0.00
91 to 180 days	282,655.59	0.16
181 days to 1 year	4,721,847.32	2.72
1 to 2 years	6,615,165.92	3.81
2 to 3 years	6,292,782.50	3.62
3 to 4 years	11,065,785.54	6.37
4 to 5 years	10,846,339.01	6.24
Over 5 years	0.00	0.00
Total	**$173,726,057.59**	**100.00%**

Weighted Average Days to Maturity **244**

Sector Allocation



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Managed Account Summary Statement

For the Month Ending **March 31, 2025**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Transaction Summary - Managed Account	
Opening Market Value	**$39,928,175.56**
Maturities/Calls	(250,158.74)
Principal Dispositions	(1,593,707.73)
Principal Acquisitions	2,059,938.15
Unsettled Trades	0.00
Change in Current Value	64,453.51
Closing Market Value	**$40,208,700.75**

Cash Transactions Summary - Managed Account	
Maturities/Calls	245,000.00
Sale Proceeds	1,600,694.12
Coupon/Interest/Dividend Income	97,775.33
Principal Payments	5,158.74
Security Purchases	(2,062,694.39)
Net Cash Contribution	(355.43)
Reconciling Transactions	0.00

Earnings Reconciliation (Cash Basis) - Managed Account	
Interest/Dividends/Coupons Received	104,761.72
Less Purchased Interest Related to Interest/Coupons	(2,756.24)
Plus Net Realized Gains/Losses	(15,147.02)
Total Cash Basis Earnings	**$86,858.46**

Cash Balance	
Closing Cash Balance	**$136,153.73**

Earnings Reconciliation (Accrual Basis)	Total
Ending Amortized Value of Securities	40,229,489.35
Ending Accrued Interest	216,743.18
Plus Proceeds from Sales	1,600,694.12
Plus Proceeds of Maturities/Calls/Principal Payments	250,158.74
Plus Coupons/Dividends Received	97,775.33
Less Cost of New Purchases	(2,062,694.39)
Less Beginning Amortized Value of Securities	(40,027,875.50)
Less Beginning Accrued Interest	(205,743.17)
Total Accrual Basis Earnings	**$98,547.66**

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Portfolio Summary and Statistics

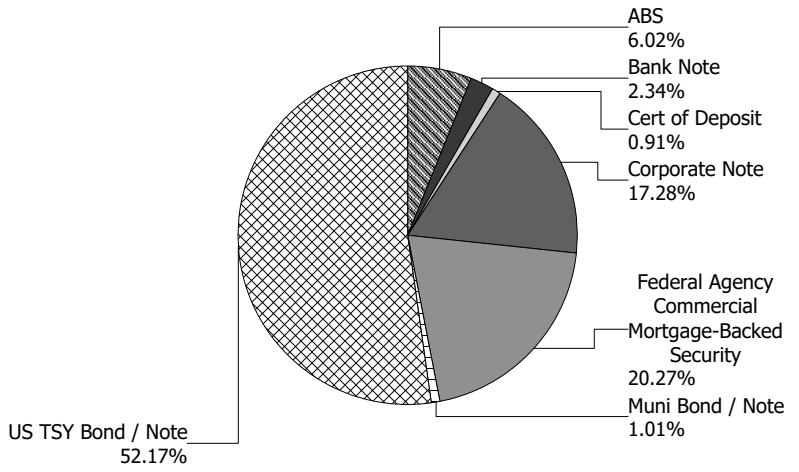
For the Month Ending **March 31, 2025**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

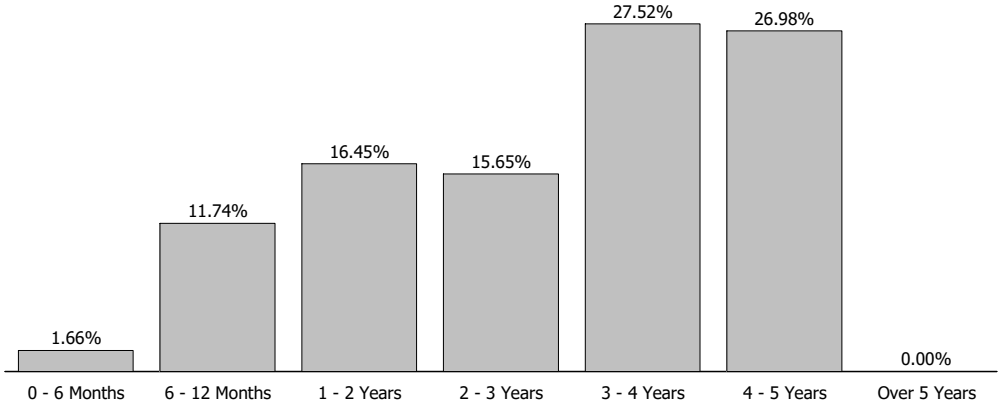
Account Summary

Description	Par Value	Market Value	Percent
U.S. Treasury Bond / Note	21,445,000.00	20,979,582.80	52.17
Municipal Bond / Note	410,000.00	407,118.72	1.01
Federal Agency Commercial Mortgage-Backed Security	8,073,525.23	8,151,870.25	20.27
Corporate Note	6,981,000.00	6,946,250.09	17.28
Certificate of Deposit	360,000.00	365,929.56	0.91
Bank Note	925,000.00	939,185.24	2.34
Asset-Backed Security	2,400,000.00	2,418,764.09	6.02
Managed Account Sub-Total	**40,594,525.23**	**40,208,700.75**	**100.00%**
Accrued Interest		216,743.18	
Total Portfolio	**40,594,525.23**	**40,425,443.93**	
Unsettled Trades	**0.00**	**0.00**	

Sector Allocation



Maturity Distribution



Characteristics

Yield to Maturity at Cost	3.81%
Yield to Maturity at Market	4.19%
Weighted Average Days to Maturity	1051

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Managed Account Issuer Summary

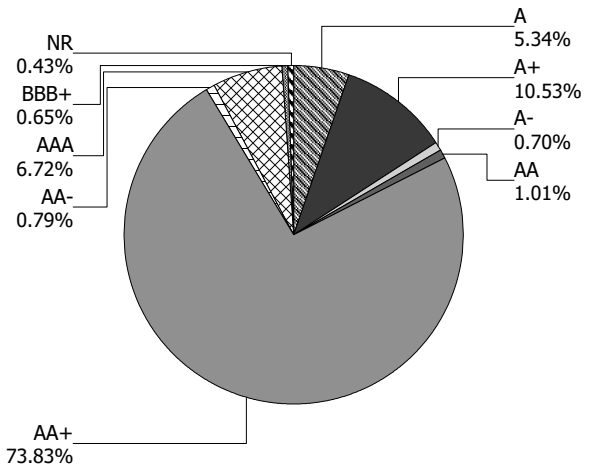
For the Month Ending **March 31, 2025**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Issuer Summary

Issuer	Market Value of Holdings	Percent
Adobe Inc	385,610.40	0.96
American Express Co	313,742.01	0.78
Apple Inc	559,304.48	1.39
BA Credit Card Trust	136,479.19	0.34
Bank of America Corp	584,735.02	1.45
Bank of New York Mellon Corp	601,561.80	1.50
BlackRock Inc	316,470.65	0.79
Bristol-Myers Squibb Co	131,148.61	0.33
Citigroup Inc	811,926.96	2.02
Cooperatieve Rabobank UA	365,929.56	0.91
Deere & Co	280,337.48	0.70
Eli Lilly & Co	293,053.30	0.73
Federal Home Loan Mortgage Corp	7,796,005.55	19.38
Federal National Mortgage Association	355,864.70	0.89
Fifth Third Auto Trust	267,325.64	0.66
GM Financial Consumer Automobile Receiv	35,196.11	0.09
Goldman Sachs Group Inc	259,661.74	0.65
Home Depot Inc	376,778.61	0.94
Honda Auto Receivables Owner Trust	528,297.66	1.31
Hyundai Auto Receivables Trust	350,978.04	0.87
JPMorgan Chase & Co	1,117,619.32	2.78
Mastercard Inc	284,506.80	0.71
Microsoft Corp	454,637.01	1.13
Morgan Stanley	376,681.09	0.94
PACCAR Inc	277,860.00	0.69
PepsiCo Inc	277,230.15	0.69
State Board of Administration Finance C	282,655.59	0.70
Target Corp	274,234.41	0.68
Toyota Auto Receivables Owner Trust	151,601.40	0.38
Toyota Motor Corp	294,717.39	0.73
United States Treasury	20,979,582.80	52.17
University of California Board of Regen	124,463.13	0.31

Credit Quality (S&P Ratings)



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Managed Account Issuer Summary

For the Month Ending **March 31, 2025**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Issuer	Market Value of Holdings	Percent
Wells Fargo & Co	562,504.15	1.40
Total	**$40,208,700.75**	**100.00%**

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **March 31, 2025**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY N/B DTD 12/31/2020 0.375% 12/31/2025	91282CBC4	145,000.00	AA+	Aaa	04/05/21	04/07/21	141,561.91	0.89	136.69	144,455.16	141,029.47
US TREASURY N/B DTD 12/31/2020 0.375% 12/31/2025	91282CBC4	200,000.00	AA+	Aaa	05/05/21	05/07/21	196,757.81	0.73	188.54	199,477.13	194,523.40
US TREASURY N/B DTD 02/01/2021 0.375% 01/31/2026	91282CBH3	220,000.00	AA+	Aaa	05/03/22	05/04/22	200,062.50	2.95	136.74	215,554.87	213,302.10
US TREASURY N/B DTD 02/01/2021 0.375% 01/31/2026	91282CBH3	500,000.00	AA+	Aaa	02/26/21	02/26/21	489,648.44	0.80	310.77	498,245.99	484,777.50
US TREASURY N/B DTD 02/01/2021 0.375% 01/31/2026	91282CBH3	665,000.00	AA+	Aaa	02/17/22	02/18/22	627,931.45	1.84	413.33	657,165.00	644,754.08
US TREASURY N/B DTD 02/01/2021 0.375% 01/31/2026	91282CBH3	720,000.00	AA+	Aaa	01/06/22	01/10/22	691,481.25	1.38	447.51	714,130.76	698,079.60
US TREASURY N/B DTD 02/01/2021 0.375% 01/31/2026	91282CBH3	770,000.00	AA+	Aaa	07/02/21	07/07/21	755,201.56	0.80	478.59	767,295.67	746,557.35
US TREASURY N/B DTD 02/01/2021 0.375% 01/31/2026	91282CBH3	810,000.00	AA+	Aaa	02/02/21	02/04/21	807,437.11	0.44	503.45	809,570.98	785,339.55
US TREASURY N/B DTD 03/01/2021 0.500% 02/28/2026	91282CBQ3	705,000.00	AA+	Aaa	12/03/21	12/07/21	685,998.05	1.15	306.52	700,901.78	682,335.66
US TREASURY N/B DTD 06/01/2021 0.750% 05/31/2026	91282CCF6	105,000.00	AA+	Aaa	06/02/21	06/04/21	104,770.31	0.79	263.94	104,946.42	101,103.56
US TREASURY N/B DTD 06/01/2021 0.750% 05/31/2026	91282CCF6	1,040,000.00	AA+	Aaa	06/06/22	06/08/22	953,143.75	2.99	2,614.29	1,014,594.70	1,001,406.64
US TREASURY N/B DTD 09/30/2021 0.875% 09/30/2026	91282CCZ2	565,000.00	AA+	Aaa	04/05/22	04/07/22	520,219.34	2.77	13.51	550,036.64	539,773.88
US TREASURY N/B DTD 02/15/2017 2.250% 02/15/2027	912828V98	750,000.00	AA+	Aaa	07/05/22	07/07/22	730,605.47	2.85	2,097.72	742,110.89	727,266.00
US TREASURY N/B DTD 04/30/2020 0.500% 04/30/2027	912828ZN3	220,000.00	AA+	Aaa	08/03/22	08/05/22	196,625.00	2.92	461.88	209,738.79	205,081.36

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Managed Account Detail of Securities Held

For the Month Ending **March 31, 2025**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY N/B DTD 07/15/2024 4.375% 07/15/2027	91282CKZ3	265,000.00	AA+	Aaa	03/19/25	03/20/25	267,401.56	3.96	2,434.05	267,368.97	267,598.33
US TREASURY N/B DTD 08/15/2017 2.250% 08/15/2027	9128282R0	1,050,000.00	AA+	Aaa	09/01/22	09/06/22	995,490.23	3.40	2,936.81	1,023,832.89	1,010,706.90
US TREASURY N/B DTD 09/30/2022 4.125% 09/30/2027	91282CFM8	155,000.00	AA+	Aaa	11/01/22	11/03/22	153,988.87	4.27	17.47	154,485.41	155,811.27
US TREASURY N/B DTD 10/31/2022 4.125% 10/31/2027	91282CFU0	380,000.00	AA+	Aaa	12/06/22	12/08/22	385,284.38	3.81	6,581.77	382,787.01	381,929.64
US TREASURY N/B DTD 11/02/2020 0.500% 10/31/2027	91282CAU5	1,010,000.00	AA+	Aaa	01/04/23	01/06/23	860,117.58	3.91	2,120.44	929,648.03	925,925.58
US TREASURY N/B DTD 11/30/2022 3.875% 11/30/2027	91282CFZ9	575,000.00	AA+	Aaa	06/01/23	06/05/23	577,380.86	3.77	7,467.89	576,413.41	574,393.37
US TREASURY N/B DTD 01/03/2023 3.875% 12/31/2027	91282CGC9	520,000.00	AA+	Aaa	01/31/23	01/31/23	524,875.00	3.66	5,065.33	522,726.74	519,533.04
US TREASURY N/B DTD 02/01/2021 0.750% 01/31/2028	91282CBJ9	225,000.00	AA+	Aaa	05/16/23	05/18/23	197,868.16	3.56	279.70	208,664.08	206,086.05
US TREASURY N/B DTD 02/01/2021 0.750% 01/31/2028	91282CBJ9	385,000.00	AA+	Aaa	01/31/23	01/31/23	334,258.20	3.66	478.59	356,238.90	352,636.13
US TREASURY N/B DTD 02/28/2023 4.000% 02/29/2028	91282CGP0	285,000.00	AA+	Aaa	03/03/23	03/07/23	281,838.28	4.25	991.30	283,151.61	285,645.81
US TREASURY N/B DTD 03/31/2021 1.250% 03/31/2028	91282CBS9	1,110,000.00	AA+	Aaa	05/08/23	05/09/23	998,696.48	3.50	37.91	1,041,835.93	1,027,227.30
US TREASURY N/B DTD 05/01/2023 3.500% 04/30/2028	91282CHA2	620,000.00	AA+	Aaa	05/01/23	05/01/23	617,214.84	3.60	9,111.60	618,284.06	612,395.08
US TREASURY N/B DTD 04/30/2024 4.625% 04/30/2029	91282CKP5	355,000.00	AA+	Aaa	05/02/24	05/03/24	355,776.56	4.58	6,894.06	355,648.52	363,875.00
US TREASURY N/B DTD 05/31/2024 4.500% 05/31/2029	91282CKT7	165,000.00	AA+	Aaa	06/06/24	06/07/24	166,495.31	4.30	2,488.60	166,271.50	168,396.69

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **March 31, 2025**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY N/B DTD 05/31/2024 4.500% 05/31/2029	91282CKT7	1,025,000.00	AA+	Aaa	06/05/24	06/06/24	1,033,488.29	4.31	15,459.48	1,032,214.77	1,046,100.65
US TREASURY N/B DTD 07/01/2024 4.250% 06/30/2029	91282CKX8	165,000.00	AA+	Aaa	07/08/24	07/09/24	165,090.23	4.24	1,762.81	165,078.77	166,836.95
US TREASURY N/B DTD 07/01/2024 4.250% 06/30/2029	91282CKX8	375,000.00	AA+	Aaa	07/02/24	07/03/24	372,451.17	4.40	4,006.39	372,797.94	379,174.88
US TREASURY N/B DTD 07/31/2024 4.000% 07/31/2029	91282CLC3	40,000.00	AA+	Aaa	08/01/24	08/02/24	40,278.12	3.85	265.19	40,244.36	40,059.36
US TREASURY N/B DTD 09/03/2024 3.625% 08/31/2029	91282CLK5	1,090,000.00	AA+	Aaa	09/04/24	09/05/24	1,092,256.64	3.58	3,435.87	1,092,020.98	1,075,097.52
US TREASURY N/B DTD 09/30/2024 3.500% 09/30/2029	91282CLN9	500,000.00	AA+	Aaa	10/02/24	10/03/24	498,574.22	3.56	47.81	498,705.79	490,351.50
US TREASURY N/B DTD 10/31/2024 4.125% 10/31/2029	91282CLR0	270,000.00	AA+	Aaa	11/14/24	11/15/24	267,996.09	4.29	4,676.52	268,135.62	271,666.44
US TREASURY N/B DTD 10/31/2024 4.125% 10/31/2029	91282CLR0	300,000.00	AA+	Aaa	11/01/24	11/04/24	299,261.72	4.18	5,196.13	299,317.51	301,851.60
US TREASURY N/B DTD 12/02/2024 4.125% 11/30/2029	91282CMA6	295,000.00	AA+	Aaa	12/05/24	12/06/24	295,530.08	4.08	4,078.54	295,500.21	296,924.29
US TREASURY N/B DTD 12/31/2024 4.375% 12/31/2029	91282CMD0	845,000.00	AA+	Aaa	01/06/25	01/07/25	843,118.55	4.43	9,293.25	843,197.95	859,325.29
US TREASURY N/B DTD 01/31/2025 4.250% 01/31/2030	91282CMG3	725,000.00	AA+	Aaa	02/04/25	02/05/25	722,309.57	4.33	5,107.04	722,385.63	733,383.18
US TREASURY N/B DTD 02/28/2023 4.000% 02/28/2030	91282CGQ8	1,300,000.00	AA+	Aaa	03/04/25	03/05/25	1,302,742.19	3.95	4,521.74	1,302,709.63	1,301,320.80
Security Type Sub-Total		**21,445,000.00**					**20,751,227.13**	**3.17**	**113,129.77**	**21,147,891.00**	**20,979,582.80**
Municipal Bond / Note											
UNIV OF CALIFORNIA-BG (CALLABLE) DTD 07/16/2020 0.883% 05/15/2025	91412HGE7	125,000.00	AA	Aa2	07/14/20	07/16/20	125,452.50	0.81	416.97	125,011.45	124,463.13

Managed Account Detail of Securities Held

For the Month Ending **March 31, 2025**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Municipal Bond / Note											
FLORIDA ST BRD OF ADM DTD 09/16/2020 1.258% 07/01/2025	341271AD6	80,000.00	AA	Aa2	09/03/20	09/16/20	80,565.60	1.11	251.60	80,029.51	79,341.92
FLORIDA ST BRD OF ADM DTD 09/16/2020 1.258% 07/01/2025	341271AD6	205,000.00	AA	Aa2	09/03/20	09/16/20	205,000.00	1.26	644.73	205,000.00	203,313.67
Security Type Sub-Total		**410,000.00**					**411,018.10**	**1.09**	**1,313.30**	**410,040.96**	**407,118.72**
Federal Agency Commercial Mortgage-Backed Security											
FHMS K061 A2 DTD 01/01/2017 3.347% 11/01/2026	3137BTUM1	256,749.19	AA+	Aaa	05/19/23	05/24/23	248,846.13	4.29	716.12	253,026.42	252,303.58
FHMS K064 A2 DTD 05/01/2017 3.224% 03/01/2027	3137BXQY1	390,000.00	AA+	Aaa	08/16/23	08/18/23	367,879.69	4.94	1,047.80	377,822.74	382,550.61
FHMS K065 A2 DTD 07/01/2017 3.243% 04/01/2027	3137F1G44	220,000.00	AA+	Aaa	08/16/23	08/18/23	207,427.34	4.93	594.55	212,950.97	215,642.24
FHMS K066 A2 DTD 08/01/2017 3.117% 06/01/2027	3137F2LJ3	345,000.00	AA+	Aaa	08/17/23	08/22/23	322,628.91	4.97	896.14	331,994.68	337,021.53
FHMS K507 A1 DTD 09/01/2023 4.800% 04/01/2028	3137HAMR4	339,485.30	AA+	Aaa	09/20/23	09/28/23	334,157.76	5.19	1,357.94	335,709.82	343,007.46
FHMS K506 A1 DTD 09/01/2023 4.650% 05/01/2028	3137HAMG8	187,102.23	AA+	Aaa	09/07/23	09/14/23	184,304.14	5.01	725.02	185,151.05	188,719.73
FHMS KJ46 A1 DTD 07/01/2023 4.777% 06/01/2028	3137HAD45	296,101.62	AA+	Aaa	07/19/23	07/27/23	296,094.20	4.78	1,178.73	296,096.73	297,899.25
FHMS K505 A2 DTD 07/01/2023 4.819% 06/01/2028	3137HACX2	360,000.00	AA+	Aaa	07/13/23	07/20/23	363,595.68	4.59	1,445.70	362,357.96	364,853.52
FNA 2023-M6 A2 DTD 07/01/2023 4.182% 07/01/2028	3136BODE6	358,201.97	AA+	Aaa	07/18/23	07/31/23	352,129.33	4.58	1,248.21	354,160.31	355,864.70
FHMS KJ47 A1 DTD 09/01/2023 5.272% 08/01/2028	3137HAMN3	195,884.92	AA+	Aaa	09/19/23	09/28/23	195,883.94	5.27	860.59	195,884.31	199,500.18

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Federal Agency Commercial Mortgage-Backed Security											
FHMS K506 A2 DTD 09/01/2023 4.650% 08/01/2028	3137HAMH6	375,000.00	AA+	Aaa	09/07/23	09/14/23	369,452.63	4.99	1,453.13	371,037.56	378,393.38
FHMS K508 A2 DTD 10/01/2023 4.740% 08/01/2028	3137HAQ74	380,000.00	AA+	Aaa	10/11/23	10/19/23	371,664.32	5.25	1,501.00	373,930.48	384,500.34
FHMS K509 A2 DTD 10/01/2023 4.850% 09/01/2028	3137HAST4	285,000.00	AA+	Aaa	10/25/23	10/31/23	275,913.35	5.60	1,151.88	278,180.43	289,339.70
FHMS K507 A2 DTD 09/01/2023 4.800% 09/01/2028	3137HAMS2	370,000.00	AA+	Aaa	09/20/23	09/28/23	365,577.39	5.07	1,480.00	366,745.76	375,106.00
FHMS K510 A2 DTD 11/01/2023 5.069% 10/01/2028	3137HB3D4	145,000.00	AA+	Aaa	11/14/23	11/21/23	144,580.81	5.14	612.50	144,685.96	148,180.28
FHMS K511 A2 DTD 12/01/2023 4.860% 10/01/2028	3137HB3G7	210,000.00	AA+	Aaa	11/28/23	12/07/23	209,396.67	4.93	850.50	209,544.88	213,258.36
FHMS K512 A2 DTD 12/01/2023 5.000% 11/01/2028	3137HBCF9	190,000.00	AA+	Aaa	12/11/23	12/21/23	191,774.22	4.79	791.67	191,355.29	193,815.58
FHMS K513 A2 DTD 01/01/2024 4.724% 12/01/2028	3137HBFY5	215,000.00	AA+	Aaa	01/10/24	01/18/24	217,147.64	4.50	846.38	216,669.40	217,492.50
FHMS K514 A2 DTD 02/01/2024 4.572% 12/01/2028	3137HBLV4	220,000.00	AA+	Aaa	02/01/24	02/08/24	222,199.78	4.34	838.20	221,726.03	221,433.52
FHMS K517 A2 DTD 03/01/2024 5.355% 01/01/2029	3137HC2C5	335,000.00	AA+	Aaa	03/05/24	03/14/24	345,045.31	4.67	1,494.94	343,079.09	345,771.26
FHMS K515 A2 DTD 02/01/2024 5.400% 01/01/2029	3137HBPD0	375,000.00	AA+	Aaa	02/14/24	02/22/24	385,102.50	4.79	1,687.50	383,040.03	387,292.87
FHMS K516 A2 DTD 03/01/2024 5.477% 01/01/2029	3137HBPM0	375,000.00	AA+	Aaa	02/29/24	03/07/24	386,248.88	4.79	1,711.56	384,020.24	388,408.50
FHMS K524 A2 DTD 07/01/2024 4.720% 05/01/2029	3137HDV56	320,000.00	AA+	Aaa	07/16/24	07/25/24	321,965.12	4.58	1,258.67	321,741.39	324,002.56
FHMS K522 A2 DTD 06/01/2024 4.803% 05/01/2029	3137HDJJ0	375,000.00	AA+	Aaa	06/05/24	06/13/24	374,998.88	4.80	1,500.94	375,000.00	380,708.63

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Federal Agency Commercial Mortgage-Backed Security											
FHMS K526 A2 DTD 08/01/2024 4.543% 07/01/2029	3137HDXL9	350,000.00	AA+	Aaa	08/07/24	08/15/24	353,273.90	4.33	1,325.04	352,897.71	352,130.10
FHMS K529 A2 DTD 10/01/2024 4.791% 09/01/2029	3137HH6C0	205,000.00	AA+	Aaa	10/08/24	10/16/24	209,097.34	4.34	818.46	208,754.65	208,266.27
FHMS K530 A2 DTD 11/01/2024 4.792% 09/01/2029	3137HHJL6	400,000.00	AA+	Aaa	11/19/24	11/27/24	402,082.80	4.67	1,597.33	401,980.40	406,407.60
Security Type Sub-Total		**8,073,525.23**					**8,018,468.66**	**4.82**	**30,990.50**	**8,049,544.29**	**8,151,870.25**
Corporate Note											
GOLDMAN SACHS GROUP INC (CALLABLE) DTD 05/22/2015 3.750% 05/22/2025	38148LAE6	260,000.00	BBB+	A2	02/16/21	02/18/21	289,486.60	1.02	3,493.75	260,000.00	259,661.74
BRISTOL-MYERS SQUIBB CO (CALLABLE) DTD 11/13/2020 0.750% 11/13/2025	110122DN5	134,000.00	A	A2	06/17/21	06/21/21	132,665.36	0.98	385.25	133,812.71	131,148.61
BANK OF AMERICA CORP (CALLABLE) DTD 03/22/2022 3.384% 04/02/2026	06051GKM0	280,000.00	A-	A1	03/17/22	03/22/22	280,000.00	3.38	4,711.28	280,000.00	279,985.72
JPMORGAN CHASE & CO (CALLABLE) DTD 04/26/2022 4.080% 04/26/2026	46647PCZ7	340,000.00	A	A1	04/19/22	04/26/22	340,000.00	4.08	5,972.67	340,000.00	339,728.34
MICROSOFT CORP (CALLABLE) DTD 08/08/2016 2.400% 08/08/2026	594918BR4	465,000.00	AAA	Aaa	02/23/22	02/25/22	470,156.85	2.14	1,643.00	466,566.68	454,637.01
PACCAR FINANCIAL CORP DTD 08/10/2023 5.050% 08/10/2026	69371RS56	275,000.00	A+	A1	08/09/23	08/11/23	276,130.25	4.90	1,967.40	275,512.23	277,860.00
BANK OF AMERICA NA (CALLABLE) DTD 08/18/2023 5.526% 08/18/2026	06428CAA2	300,000.00	A+	Aa1	10/23/23	10/24/23	297,474.00	5.85	1,980.15	298,761.91	304,749.30
TARGET CORP (CALLABLE) DTD 01/24/2022 1.950% 01/15/2027	87612EBM7	50,000.00	A	A2	01/19/22	01/24/22	49,915.00	1.99	205.83	49,969.44	48,111.30
TARGET CORP (CALLABLE) DTD 01/24/2022 1.950% 01/15/2027	87612EBM7	235,000.00	A	A2	01/27/22	01/31/22	234,856.65	1.96	967.42	234,948.25	226,123.11
BANK OF NY MELLON CORP (CALLABLE) DTD 01/26/2022 2.050% 01/26/2027	06406RBA4	380,000.00	A	Aa3	01/26/22	01/28/22	381,223.60	1.98	1,406.53	380,431.65	365,522.76

pfm asset management

Managed Account Detail of Securities Held

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CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note											
ADOBE INC (CALLABLE) DTD 02/03/2020 2.150% 02/01/2027	00724PAC3	400,000.00	A+	A1	12/13/22	12/15/22	369,240.00	4.20	1,433.33	386,338.09	385,610.40
HOME DEPOT INC (CALLABLE) DTD 09/14/2017 2.800% 09/14/2027	437076BT8	390,000.00	A	A2	01/25/23	01/27/23	368,000.10	4.15	515.67	378,346.78	376,778.61
BANK OF NY MELLON CORP (CALLABLE) DTD 02/07/2017 3.442% 02/07/2028	06406RAB3	240,000.00	A	Aa3	08/06/24	08/07/24	233,169.60	4.33	1,239.12	234,364.17	236,039.04
JPMORGAN CHASE & CO (CALLABLE) DTD 04/22/2024 5.571% 04/22/2028	46647PEE2	140,000.00	A	A1	06/03/24	06/04/24	140,933.80	5.38	3,444.74	140,681.01	142,746.94
APPLE INC (CALLABLE) DTD 05/10/2023 4.000% 05/10/2028	037833ET3	560,000.00	AA+	Aaa	05/16/23	05/18/23	561,024.80	3.96	8,773.33	560,633.38	559,304.48
JOHN DEERE CAPITAL CORP DTD 07/14/2023 4.950% 07/14/2028	24422EXB0	125,000.00	A	A1	07/11/23	07/14/23	124,813.75	4.98	1,323.44	124,877.59	127,426.13
JOHN DEERE CAPITAL CORP DTD 07/14/2023 4.950% 07/14/2028	24422EXB0	150,000.00	A	A1	07/13/23	07/17/23	152,037.00	4.64	1,588.13	151,341.00	152,911.35
CITIBANK NA (CALLABLE) DTD 09/29/2023 5.803% 09/29/2028	17325FBB3	365,000.00	A+	Aa3	09/26/23	09/29/23	365,000.00	5.80	117.67	365,000.00	379,940.18
CITIBANK NA (CALLABLE) DTD 09/29/2023 5.803% 09/29/2028	17325FBB3	415,000.00	A+	Aa3	05/01/24	05/03/24	423,026.10	5.30	133.79	421,484.44	431,986.78
BLACKROCK FUNDING INC (CALLABLE) DTD 03/14/2024 4.700% 03/14/2029	09290DAA9	35,000.00	AA-	Aa3	03/05/24	03/14/24	34,936.65	4.74	77.68	34,948.83	35,501.52
BLACKROCK FUNDING INC (CALLABLE) DTD 03/14/2024 4.700% 03/14/2029	09290DAA9	277,000.00	AA-	Aa3	04/09/24	04/11/24	275,714.72	4.81	614.79	275,945.59	280,969.13
MASTERCARD INC (CALLABLE) DTD 05/31/2019 2.950% 06/01/2029	57636QAM6	300,000.00	A+	Aa3	06/26/24	06/27/24	275,595.00	4.82	2,950.00	279,004.21	284,506.80
PEPSICO INC (CALLABLE) DTD 07/17/2024 4.500% 07/17/2029	713448FX1	185,000.00	A+	A1	07/15/24	07/17/24	184,713.25	4.53	1,711.25	184,750.68	186,556.41
TOYOTA MOTOR CREDIT CORP DTD 08/09/2024 4.550% 08/09/2029	89236TMK8	50,000.00	A+	A1	08/06/24	08/09/24	49,898.50	4.60	328.61	49,910.36	49,952.10

pfm asset management

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CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note											
TOYOTA MOTOR CREDIT CORP DTD 08/09/2024 4.550% 08/09/2029	89236TMK8	115,000.00	A+	A1	08/07/24	08/09/24	114,867.75	4.58	755.81	114,883.61	114,889.83
TOYOTA MOTOR CREDIT CORP DTD 08/09/2024 4.550% 08/09/2029	89236TMK8	130,000.00	A+	A1	08/08/24	08/09/24	129,465.70	4.64	854.39	129,528.28	129,875.46
ELI LILLY & CO (CALLABLE) DTD 08/14/2024 4.200% 08/14/2029	532457CQ9	65,000.00	A+	Aa3	08/12/24	08/14/24	64,857.65	4.25	356.42	64,874.23	64,571.07
ELI LILLY & CO (CALLABLE) DTD 08/14/2024 4.200% 08/14/2029	532457CQ9	230,000.00	A+	Aa3	08/13/24	08/14/24	230,335.80	4.17	1,261.17	230,297.56	228,482.23
PEPSICO INC (CALLABLE) DTD 02/07/2025 4.600% 02/07/2030	713448GB8	90,000.00	A+	A1	02/05/25	02/07/25	89,848.80	4.64	621.00	89,853.01	90,673.74
Security Type Sub-Total		**6,981,000.00**					**6,939,387.28**	**4.01**	**50,833.62**	**6,937,065.69**	**6,946,250.09**
Certificate of Deposit											
COOPERAT RABOBANK UA/NY DTD 07/20/2023 5.080% 07/17/2026	21684LGS5	360,000.00	A+	Aa2	07/17/23	07/20/23	360,000.00	5.08	3,759.20	360,000.00	365,929.56
Security Type Sub-Total		**360,000.00**					**360,000.00**	**5.08**	**3,759.20**	**360,000.00**	**365,929.56**
Bank Note											
WELLS FARGO BANK NA (CALLABLE) DTD 08/09/2023 5.450% 08/07/2026	94988J6D4	555,000.00	A+	Aa2	08/18/23	08/22/23	554,239.65	5.50	4,537.13	554,653.02	562,504.15
MORGAN STANLEY BANK NA (CALLABLE) DTD 05/30/2024 5.504% 05/26/2028	61690U8B9	370,000.00	A+	Aa3	05/30/24	05/31/24	370,780.70	5.45	7,071.11	370,534.84	376,681.09
Security Type Sub-Total		**925,000.00**					**925,020.35**	**5.48**	**11,608.24**	**925,187.86**	**939,185.24**
Asset-Backed Security											
HAROT 2023-3 A3 DTD 08/22/2023 5.410% 02/18/2028	43815QAC1	240,000.00	AAA	NR	08/15/23	08/22/23	239,950.51	5.42	468.87	239,968.24	241,953.60
TAOT 2023-C A3 DTD 08/15/2023 5.160% 04/17/2028	89231FAD2	75,000.00	AAA	NR	08/08/23	08/15/23	74,983.04	5.17	172.00	74,988.95	75,476.70

pfm asset management

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CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Asset-Backed Security											
TAOT 2023-D A3 DTD 11/14/2023 5.540% 08/15/2028	89239FAD4	75,000.00	AAA	NR	11/07/23	11/14/23	74,991.92	5.54	184.67	74,994.24	76,124.70
FITAT 2023-1 A3 DTD 08/23/2023 5.530% 08/15/2028	31680EAD3	265,000.00	AAA	Aaa	08/15/23	08/23/23	264,983.57	5.53	651.31	264,988.87	267,325.64
CHAIT 2023-A1 A DTD 09/15/2023 5.160% 09/15/2028	161571HT4	300,000.00	AAA	NR	09/07/23	09/15/23	299,916.84	5.17	688.00	299,940.31	303,356.10
AMXCA 2023-3 A DTD 09/19/2023 5.230% 09/15/2028	02582JKD1	310,000.00	AAA	NR	09/12/23	09/19/23	309,986.14	5.23	720.58	309,990.22	313,742.01
HART 2023-C A3 DTD 11/13/2023 5.540% 10/16/2028	44918CAD4	105,000.00	AAA	NR	11/03/23	11/13/23	104,986.19	5.54	258.53	104,989.89	106,370.04
BACCT 2023-A2 A2 DTD 12/14/2023 4.980% 11/15/2028	05522RDH8	135,000.00	NR	Aaa	12/07/23	12/14/23	134,981.87	4.98	298.80	134,986.60	136,479.19
GMCAR 2024-1 A3 DTD 01/17/2024 4.850% 12/18/2028	36268GAD7	35,000.00	NR	Aaa	01/09/24	01/17/24	34,992.96	4.85	70.73	34,994.54	35,196.11
CHAIT 2024-A1 A DTD 01/31/2024 4.600% 01/16/2029	161571HV9	330,000.00	AAA	NR	01/24/24	01/31/24	329,949.74	4.60	674.67	329,961.03	331,787.94
HAROT 2025-1 A3 DTD 02/11/2025 4.570% 09/21/2029	43814VAC1	285,000.00	AAA	NR	02/04/25	02/11/25	284,991.22	4.57	361.79	284,991.94	286,344.06
HART 2025-A A3 DTD 03/12/2025 4.320% 10/15/2029	44935CAD3	245,000.00	AAA	NR	03/04/25	03/12/25	244,963.86	4.32	558.60	244,964.72	244,608.00
Security Type Sub-Total		**2,400,000.00**					**2,399,677.86**	**5.02**	**5,108.55**	**2,399,759.55**	**2,418,764.09**
Managed Account Sub-Total		**40,594,525.23**					**39,804,799.38**	**3.81**	**216,743.18**	**40,229,489.35**	**40,208,700.75**
Securities Sub-Total		**$40,594,525.23**					**$39,804,799.38**	**3.81%**	**$216,743.18**	**$40,229,489.35**	**$40,208,700.75**
Accrued Interest											**$216,743.18**
Total Investments											**$40,425,443.93**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
U.S. Treasury Bond / Note										
US TREASURY N/B DTD 12/31/2020 0.375% 12/31/2025	91282CBC4	145,000.00	JPMorgan		97.26	141,029.47	(532.44)	(3,425.69)	0.74	4.11
US TREASURY N/B DTD 12/31/2020 0.375% 12/31/2025	91282CBC4	200,000.00	HSBC		97.26	194,523.40	(2,234.41)	(4,953.73)	0.74	4.11
US TREASURY N/B DTD 02/01/2021 0.375% 01/31/2026	91282CBH3	220,000.00	JPMorgan		96.96	213,302.10	13,239.60	(2,252.77)	0.82	4.30
US TREASURY N/B DTD 02/01/2021 0.375% 01/31/2026	91282CBH3	500,000.00	BOFAML		96.96	484,777.50	(4,870.94)	(13,468.49)	0.82	4.30
US TREASURY N/B DTD 02/01/2021 0.375% 01/31/2026	91282CBH3	665,000.00	Nomura		96.96	644,754.08	16,822.63	(12,410.92)	0.82	4.30
US TREASURY N/B DTD 02/01/2021 0.375% 01/31/2026	91282CBH3	720,000.00	Citigrou		96.96	698,079.60	6,598.35	(16,051.16)	0.82	4.30
US TREASURY N/B DTD 02/01/2021 0.375% 01/31/2026	91282CBH3	770,000.00	BNPPSA		96.96	746,557.35	(8,644.21)	(20,738.32)	0.82	4.30
US TREASURY N/B DTD 02/01/2021 0.375% 01/31/2026	91282CBH3	810,000.00	Barclays		96.96	785,339.55	(22,097.56)	(24,231.43)	0.82	4.30
US TREASURY N/B DTD 03/01/2021 0.500% 02/28/2026	91282CBQ3	705,000.00	WellsFar		96.79	682,335.66	(3,662.39)	(18,566.12)	0.90	4.12
US TREASURY N/B DTD 06/01/2021 0.750% 05/31/2026	91282CCF6	105,000.00	RBC Capi		96.29	101,103.56	(3,666.75)	(3,842.86)	1.15	4.04
US TREASURY N/B DTD 06/01/2021 0.750% 05/31/2026	91282CCF6	1,040,000.00	Citigrou		96.29	1,001,406.64	48,262.89	(13,188.06)	1.15	4.04
US TREASURY N/B DTD 09/30/2021 0.875% 09/30/2026	91282CCZ2	565,000.00	RBC Capi		95.54	539,773.88	19,554.54	(10,262.76)	1.46	3.97
US TREASURY N/B DTD 02/15/2017 2.250% 02/15/2027	912828V98	750,000.00	JPMorgan		96.97	727,266.00	(3,339.47)	(14,844.89)	1.81	3.94
US TREASURY N/B DTD 04/30/2020 0.500% 04/30/2027	912828ZN3	220,000.00	Nomura		93.22	205,081.36	8,456.36	(4,657.43)	2.03	3.92
US TREASURY N/B DTD 07/15/2024 4.375% 07/15/2027	91282CKZ3	265,000.00	BNP Sec		100.98	267,598.33	196.77	229.36	2.15	3.92
US TREASURY N/B DTD 08/15/2017 2.250% 08/15/2027	9128282R0	1,050,000.00	HSBC		96.26	1,010,706.90	15,216.67	(13,125.99)	2.28	3.91
US TREASURY N/B DTD 09/30/2022 4.125% 09/30/2027	91282CFM8	155,000.00	BOFAML		100.52	155,811.27	1,822.40	1,325.86	2.31	3.90

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Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
U.S. Treasury Bond / Note										
US TREASURY N/B DTD 10/31/2022 4.125% 10/31/2027	91282CFU0	380,000.00	Nomura		100.51	381,929.64	(3,354.74)	(857.37)	2.39	3.91
US TREASURY N/B DTD 11/02/2020 0.500% 10/31/2027	91282CAU5	1,010,000.00	WellsFar		91.68	925,925.58	65,808.00	(3,722.45)	2.52	3.91
US TREASURY N/B DTD 11/30/2022 3.875% 11/30/2027	91282CFZ9	575,000.00	Citigrou		99.89	574,393.37	(2,987.49)	(2,020.04)	2.48	3.91
US TREASURY N/B DTD 01/03/2023 3.875% 12/31/2027	91282CGC9	520,000.00	WellsFar		99.91	519,533.04	(5,341.96)	(3,193.70)	2.57	3.90
US TREASURY N/B DTD 02/01/2021 0.750% 01/31/2028	91282CBJ9	225,000.00	GoldmanS		91.59	206,086.05	8,217.89	(2,578.03)	2.76	3.90
US TREASURY N/B DTD 02/01/2021 0.750% 01/31/2028	91282CBJ9	385,000.00	Nomura		91.59	352,636.13	18,377.93	(3,602.77)	2.76	3.90
US TREASURY N/B DTD 02/28/2023 4.000% 02/29/2028	91282CGP0	285,000.00	TD Secur		100.23	285,645.81	3,807.53	2,494.20	2.72	3.91
US TREASURY N/B DTD 03/31/2021 1.250% 03/31/2028	91282CBS9	1,110,000.00	BNPPSA		92.54	1,027,227.30	28,530.82	(14,608.63)	2.88	3.90
US TREASURY N/B DTD 05/01/2023 3.500% 04/30/2028	91282CHA2	620,000.00	BOFAML		98.77	612,395.08	(4,819.76)	(5,888.98)	2.85	3.92
US TREASURY N/B DTD 04/30/2024 4.625% 04/30/2029	91282CKP5	355,000.00	WellsFar		102.50	363,875.00	8,098.44	8,226.48	3.64	3.95
US TREASURY N/B DTD 05/31/2024 4.500% 05/31/2029	91282CKT7	165,000.00	JPMorgan		102.06	168,396.69	1,901.38	2,125.19	3.73	3.95
US TREASURY N/B DTD 05/31/2024 4.500% 05/31/2029	91282CKT7	1,025,000.00	JPMorgan		102.06	1,046,100.65	12,612.36	13,885.88	3.73	3.95
US TREASURY N/B DTD 07/01/2024 4.250% 06/30/2029	91282CKX8	165,000.00	Citigrou		101.11	166,836.95	1,746.72	1,758.18	3.83	3.96
US TREASURY N/B DTD 07/01/2024 4.250% 06/30/2029	91282CKX8	375,000.00	HSBC		101.11	379,174.88	6,723.71	6,376.94	3.83	3.96
US TREASURY N/B DTD 07/31/2024 4.000% 07/31/2029	91282CLC3	40,000.00	Citigrou		100.15	40,059.36	(218.76)	(185.00)	3.93	3.96
US TREASURY N/B DTD 09/03/2024 3.625% 08/31/2029	91282CLK5	1,090,000.00	Citigrou		98.63	1,075,097.52	(17,159.12)	(16,923.46)	4.04	3.96
US TREASURY N/B DTD 09/30/2024 3.500% 09/30/2029	91282CLN9	500,000.00	TD Secur		98.07	490,351.50	(8,222.72)	(8,354.29)	4.05	3.97

pfm asset management

Managed Account Fair Market Value & Analytics

For the Month Ending **March 31, 2025**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
U.S. Treasury Bond / Note										
US TREASURY N/B DTD 10/31/2024 4.125% 10/31/2029	91282CLR0	270,000.00	TD Secur		100.62	271,666.44	3,670.35	3,530.82	4.08	3.97
US TREASURY N/B DTD 10/31/2024 4.125% 10/31/2029	91282CLR0	300,000.00	HSBC		100.62	301,851.60	2,589.88	2,534.09	4.08	3.97
US TREASURY N/B DTD 12/02/2024 4.125% 11/30/2029	91282CMA6	295,000.00	WellsFar		100.65	296,924.29	1,394.21	1,424.08	4.16	3.96
US TREASURY N/B DTD 12/31/2024 4.375% 12/31/2029	91282CMD0	845,000.00	BNP Sec		101.70	859,325.29	16,206.74	16,127.34	4.23	3.97
US TREASURY N/B DTD 01/31/2025 4.250% 01/31/2030	91282CMG3	725,000.00	BNP Sec		101.16	733,383.18	11,073.61	10,997.55	4.32	3.98
US TREASURY N/B DTD 02/28/2023 4.000% 02/28/2030	91282CGO8	1,300,000.00	Nomura		100.10	1,301,320.80	(1,421.39)	(1,388.83)	4.42	3.97
Security Type Sub-Total		**21,445,000.00**				**20,979,582.80**	**228,355.67**	**(168,308.20)**	**2.59**	**4.01**
Municipal Bond / Note										
UNIV OF CALIFORNIA-BG (CALLABLE) DTD 07/16/2020 0.883% 05/15/2025	91412HGE7	125,000.00	JPMorgan	04/15/25	99.57	124,463.13	(989.37)	(548.32)	0.13	4.33
FLORIDA ST BRD OF ADM DTD 09/16/2020 1.258% 07/01/2025	341271AD6	80,000.00	BOFAML		99.18	79,341.92	(1,223.68)	(687.59)	0.25	4.55
FLORIDA ST BRD OF ADM DTD 09/16/2020 1.258% 07/01/2025	341271AD6	205,000.00	BOFAML		99.18	203,313.67	(1,686.33)	(1,686.33)	0.25	4.55
Security Type Sub-Total		**410,000.00**				**407,118.72**	**(3,899.38)**	**(2,922.24)**	**0.21**	**4.48**
Federal Agency Commercial Mortgage-Backed Security										
FHMS K061 A2 DTD 01/01/2017 3.347% 11/01/2026	3137BTUM1	256,749.19	Citigrou		98.27	252,303.58	3,457.45	(722.84)	1.49	4.39
FHMS K064 A2 DTD 05/01/2017 3.224% 03/01/2027	3137BXOY1	390,000.00	MorganSt		98.09	382,550.61	14,670.92	4,727.87	1.74	4.22
FHMS K065 A2 DTD 07/01/2017 3.243% 04/01/2027	3137F1G44	220,000.00	MorganSt		98.02	215,642.24	8,214.90	2,691.27	1.88	4.20
FHMS K066 A2 DTD 08/01/2017 3.117% 06/01/2027	3137F2LJ3	345,000.00	CantorFi		97.69	337,021.53	14,392.62	5,026.85	1.97	4.21

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
Federal Agency Commercial Mortgage-Backed Security										
FHMS K507 A1 DTD 09/01/2023 4.800% 04/01/2028	3137HAMR4	339,485.30	BOFAML		101.04	343,007.46	8,849.70	7,297.64	2.45	4.28
FHMS K506 A1 DTD 09/01/2023 4.650% 05/01/2028	3137HAMG8	187,102.23	WellsFar		100.86	188,719.73	4,415.59	3,568.68	2.60	4.23
FHMS KJ46 A1 DTD 07/01/2023 4.777% 06/01/2028	3137HAD45	296,101.62	JPMorgan		100.61	297,899.25	1,805.05	1,802.52	2.07	4.37
FHMS K505 A2 DTD 07/01/2023 4.819% 06/01/2028	3137HACX2	360,000.00	JPMorgan		101.35	364,853.52	1,257.84	2,495.56	2.86	4.27
FNA 2023-M6 A2 DTD 07/01/2023 4.182% 07/01/2028	3136BODE6	358,201.97	JPMorgan		99.35	355,864.70	3,735.37	1,704.39	2.99	4.34
FHMS KJ47 A1 DTD 09/01/2023 5.272% 08/01/2028	3137HAMN3	195,884.92	JPMorgan		101.85	199,500.18	3,616.24	3,615.87	2.35	4.38
FHMS K506 A2 DTD 09/01/2023 4.650% 08/01/2028	3137HAMH6	375,000.00	WellsFar		100.90	378,393.38	8,940.75	7,355.82	3.00	4.28
FHMS K508 A2 DTD 10/01/2023 4.740% 08/01/2028	3137HAQ74	380,000.00	BMO		101.18	384,500.34	12,836.02	10,569.86	3.02	4.28
FHMS K509 A2 DTD 10/01/2023 4.850% 09/01/2028	3137HAST4	285,000.00	MorganSt		101.52	289,339.70	13,426.35	11,159.27	3.10	4.29
FHMS K507 A2 DTD 09/01/2023 4.800% 09/01/2028	3137HAMS2	370,000.00	BOFAML		101.38	375,106.00	9,528.61	8,360.24	3.06	4.28
FHMS K510 A2 DTD 11/01/2023 5.069% 10/01/2028	3137HB3D4	145,000.00	JPMorgan		102.19	148,180.28	3,599.47	3,494.32	3.13	4.31
FHMS K511 A2 DTD 12/01/2023 4.860% 10/01/2028	3137HB3G7	210,000.00	BOFAML		101.55	213,258.36	3,861.69	3,713.48	3.16	4.31
FHMS K512 A2 DTD 12/01/2023 5.000% 11/01/2028	3137HBCF9	190,000.00	JPMorgan		102.01	193,815.58	2,041.36	2,460.29	3.18	4.31
FHMS K513 A2 DTD 01/01/2024 4.724% 12/01/2028	3137HBFY5	215,000.00	BMO		101.16	217,492.50	344.86	823.10	3.30	4.31
FHMS K514 A2 DTD 02/01/2024 4.572% 12/01/2028	3137HBLV4	220,000.00	JPMorgan		100.65	221,433.52	(766.26)	(292.51)	3.26	4.31
FHMS K517 A2 DTD 03/01/2024 5.355% 01/01/2029	3137HC2C5	335,000.00	BOFAML		103.22	345,771.26	725.95	2,692.17	3.39	4.36
FHMS K515 A2 DTD 02/01/2024 5.400% 01/01/2029	3137HBPD0	375,000.00	WellsFar		103.28	387,292.87	2,190.37	4,252.84	3.29	4.35

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
Federal Agency Commercial Mortgage-Backed Security										
FHMS K516 A2 DTD 03/01/2024 5.477% 01/01/2029	3137HBPM0	375,000.00	MorganSt		103.58	388,408.50	2,159.62	4,388.26	3.33	4.36
FHMS K524 A2 DTD 07/01/2024 4.720% 05/01/2029	3137HDV56	320,000.00	PIER		101.25	324,002.56	2,037.44	2,261.17	3.67	4.33
FHMS K522 A2 DTD 06/01/2024 4.803% 05/01/2029	3137HDJJ0	375,000.00	MorganSt		101.52	380,708.63	5,709.75	5,708.63	3.57	4.33
FHMS K526 A2 DTD 08/01/2024 4.543% 07/01/2029	3137HDXL9	350,000.00	BMO		100.61	352,130.10	(1,143.80)	(767.61)	3.82	4.34
FHMS K529 A2 DTD 10/01/2024 4.791% 09/01/2029	3137HH6C0	205,000.00	MorganSt		101.59	208,266.27	(831.07)	(488.38)	3.93	4.35
FHMS K530 A2 DTD 11/01/2024 4.792% 09/01/2029	3137HHJL6	400,000.00	JPMorgan		101.60	406,407.60	4,324.80	4,427.20	3.94	4.35
Security Type Sub-Total		**8,073,525.23**				**8,151,870.25**	**133,401.59**	**102,325.96**	**2.97**	**4.31**
Corporate Note										
GOLDMAN SACHS GROUP INC (CALLABLE) DTD 05/22/2015 3.750% 05/22/2025	38148LAE6	260,000.00	JANE		99.87	259,661.74	(29,824.86)	(338.26)	0.14	4.74
BRISTOL-MYERS SQUIBB CO (CALLABLE) DTD 11/13/2020 0.750% 11/13/2025	110122DN5	134,000.00	Citigrou	10/13/25	97.87	131,148.61	(1,516.75)	(2,664.10)	0.61	4.40
BANK OF AMERICA CORP (CALLABLE) DTD 03/22/2022 3.384% 04/02/2026	06051GKM0	280,000.00	BOFAML	04/02/25	99.99	279,985.72	(14.28)	(14.28)	0.00	5.31
JPMORGAN CHASE & CO (CALLABLE) DTD 04/26/2022 4.080% 04/26/2026	46647PCZ7	340,000.00	JPMorgan	04/26/25	99.92	339,728.34	(271.66)	(271.66)	0.07	5.67
MICROSOFT CORP (CALLABLE) DTD 08/08/2016 2.400% 08/08/2026	594918BR4	465,000.00	Citigrou	05/08/26	97.77	454,637.01	(15,519.84)	(11,929.67)	1.28	4.11
PACCAR FINANCIAL CORP DTD 08/10/2023 5.050% 08/10/2026	69371RS56	275,000.00	TD Secur		101.04	277,860.00	1,729.75	2,347.77	1.30	4.21
BANK OF AMERICA NA (CALLABLE) DTD 08/18/2023 5.526% 08/18/2026	06428CAA2	300,000.00	Citigrou	07/17/26	101.58	304,749.30	7,275.30	5,987.39	1.25	4.34
TARGET CORP (CALLABLE) DTD 01/24/2022 1.950% 01/15/2027	87612EBM7	50,000.00	Citigrou	12/15/26	96.22	48,111.30	(1,803.70)	(1,858.14)	1.72	4.16
TARGET CORP (CALLABLE) DTD 01/24/2022 1.950% 01/15/2027	87612EBM7	235,000.00	Barclays	12/15/26	96.22	226,123.11	(8,733.54)	(8,825.14)	1.72	4.16

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
Corporate Note										
BANK OF NY MELLON CORP (CALLABLE) DTD 01/26/2022 2.050% 01/26/2027	06406RBA4	380,000.00	JPMorgan	12/24/26	96.19	365,522.76	(15,700.84)	(14,908.89)	1.75	4.27
ADOBE INC (CALLABLE) DTD 02/03/2020 2.150% 02/01/2027	00724PAC3	400,000.00	CSFirstB	12/01/26	96.40	385,610.40	16,370.40	(727.69)	1.75	4.21
HOME DEPOT INC (CALLABLE) DTD 09/14/2017 2.800% 09/14/2027	437076BT8	390,000.00	Citigrou	06/14/27	96.61	376,778.61	8,778.51	(1,568.17)	2.29	4.26
BANK OF NY MELLON CORP (CALLABLE) DTD 02/07/2017 3.442% 02/07/2028	06406RAB3	240,000.00	Citigrou	02/07/27	98.35	236,039.04	2,869.44	1,674.87	1.77	4.82
JPMORGAN CHASE & CO (CALLABLE) DTD 04/22/2024 5.571% 04/22/2028	46647PEE2	140,000.00	JANE	04/22/27	101.96	142,746.94	1,813.14	2,065.93	1.89	4.80
APPLE INC (CALLABLE) DTD 05/10/2023 4.000% 05/10/2028	037833ET3	560,000.00	JPMorgan	04/10/28	99.88	559,304.48	(1,720.32)	(1,328.90)	2.82	4.02
JOHN DEERE CAPITAL CORP DTD 07/14/2023 4.950% 07/14/2028	24422EXB0	125,000.00	Citigrou		101.94	127,426.13	2,612.38	2,548.54	2.98	4.30
JOHN DEERE CAPITAL CORP DTD 07/14/2023 4.950% 07/14/2028	24422EXB0	150,000.00	SGSA		101.94	152,911.35	874.35	1,570.35	2.98	4.30
CITIBANK NA (CALLABLE) DTD 09/29/2023 5.803% 09/29/2028	17325FBB3	365,000.00	Citigrou	08/29/28	104.09	379,940.18	14,940.18	14,940.18	3.10	4.52
CITIBANK NA (CALLABLE) DTD 09/29/2023 5.803% 09/29/2028	17325FBB3	415,000.00	Citigrou	08/29/28	104.09	431,986.78	8,960.68	10,502.34	3.10	4.52
BLACKROCK FUNDING INC (CALLABLE) DTD 03/14/2024 4.700% 03/14/2029	09290DAA9	35,000.00	Citigrou	02/14/29	101.43	35,501.52	564.87	552.69	3.53	4.32
BLACKROCK FUNDING INC (CALLABLE) DTD 03/14/2024 4.700% 03/14/2029	09290DAA9	277,000.00	GoldmanS	02/14/29	101.43	280,969.13	5,254.41	5,023.54	3.53	4.32
MASTERCARD INC (CALLABLE) DTD 05/31/2019 2.950% 06/01/2029	57636QAM6	300,000.00	Citigrou	03/01/29	94.84	284,506.80	8,911.80	5,502.59	3.77	4.32
PEPSICO INC (CALLABLE) DTD 07/17/2024 4.500% 07/17/2029	713448FX1	185,000.00	Citigrou	06/17/29	100.84	186,556.41	1,843.16	1,805.73	3.81	4.25
TOYOTA MOTOR CREDIT CORP DTD 08/09/2024 4.550% 08/09/2029	89236TMK8	50,000.00	MIZU		99.90	49,952.10	53.60	41.74	3.90	4.56
TOYOTA MOTOR CREDIT CORP DTD 08/09/2024 4.550% 08/09/2029	89236TMK8	115,000.00	MorganSt		99.90	114,889.83	22.08	6.22	3.90	4.56
TOYOTA MOTOR CREDIT CORP DTD 08/09/2024 4.550% 08/09/2029	89236TMK8	130,000.00	LoopCapM		99.90	129,875.46	409.76	347.18	3.90	4.56

pfm asset management

Managed Account Fair Market Value & Analytics

For the Month Ending **March 31, 2025**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
Corporate Note										
ELI LILLY & CO (CALLABLE) DTD 08/14/2024 4.200% 08/14/2029	532457CQ9	65,000.00	MorganSt	07/14/29	99.34	64,571.07	(286.58)	(303.16)	3.90	4.35
ELI LILLY & CO (CALLABLE) DTD 08/14/2024 4.200% 08/14/2029	532457CQ9	230,000.00	JPMorgan	07/14/29	99.34	228,482.23	(1,853.57)	(1,815.33)	3.90	4.35
PEPSICO INC (CALLABLE) DTD 02/07/2025 4.600% 02/07/2030	713448GB8	90,000.00	MorganSt	01/07/30	100.75	90,673.74	824.94	820.73	4.26	4.43
Security Type Sub-Total		**6,981,000.00**				**6,946,250.09**	**6,862.81**	**9,184.40**	**2.20**	**4.44**
Certificate of Deposit										
COOPERAT RABOBANK UA/NY DTD 07/20/2023 5.080% 07/17/2026	21684LGS5	360,000.00	RABO UA		101.65	365,929.56	5,929.56	5,929.56	1.23	3.77
Security Type Sub-Total		**360,000.00**				**365,929.56**	**5,929.56**	**5,929.56**	**1.23**	**3.77**
Bank Note										
WELLS FARGO BANK NA (CALLABLE) DTD 08/09/2023 5.450% 08/07/2026	94988J6D4	555,000.00	JPMorgan	07/07/26	101.35	562,504.15	8,264.50	7,851.13	1.23	4.41
MORGAN STANLEY BANK NA (CALLABLE) DTD 05/30/2024 5.504% 05/26/2028	61690U8B9	370,000.00	MorganSt	05/26/27	101.81	376,681.09	5,900.39	6,146.25	1.98	4.80
Security Type Sub-Total		**925,000.00**				**939,185.24**	**14,164.89**	**13,997.38**	**1.53**	**4.57**
Asset-Backed Security										
HAROT 2023-3 A3 DTD 08/22/2023 5.410% 02/18/2028	43815QAC1	240,000.00	BOFAML		100.81	241,953.60	2,003.09	1,985.36	0.86	4.50
TAOT 2023-C A3 DTD 08/15/2023 5.160% 04/17/2028	89231FAD2	75,000.00	BNPPSA		100.64	75,476.70	493.66	487.75	0.91	4.51
TAOT 2023-D A3 DTD 11/14/2023 5.540% 08/15/2028	89239FAD4	75,000.00	JPMorgan		101.50	76,124.70	1,132.78	1,130.46	1.20	4.34
FITAT 2023-1 A3 DTD 08/23/2023 5.530% 08/15/2028	31680EAD3	265,000.00	JPMorgan		100.88	267,325.64	2,342.07	2,336.77	0.90	4.57
CHAIT 2023-A1 A DTD 09/15/2023 5.160% 09/15/2028	161571HT4	300,000.00	JPMorgan		101.12	303,356.10	3,439.26	3,415.79	1.38	4.39

pfm asset management

Managed Account Fair Market Value & Analytics

For the Month Ending **March 31, 2025**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
Asset-Backed Security										
AMXCA 2023-3 A DTD 09/19/2023 5.230% 09/15/2028	02582JKD1	310,000.00	Citigrou		101.21	313,742.01	3,755.87	3,751.79	1.37	4.43
HART 2023-C A3 DTD 11/13/2023 5.540% 10/16/2028	44918CAD4	105,000.00	BNPPSA		101.30	106,370.04	1,383.85	1,380.15	1.17	4.43
BACCT 2023-A2 A2 DTD 12/14/2023 4.980% 11/15/2028	05522RDH8	135,000.00	BOFAML		101.10	136,479.19	1,497.32	1,492.59	1.53	4.31
GMCAR 2024-1 A3 DTD 01/17/2024 4.850% 12/18/2028	36268GAD7	35,000.00	Barclays		100.56	35,196.11	203.15	201.57	1.17	4.38
CHAIT 2024-A1 A DTD 01/31/2024 4.600% 01/16/2029	161571HV9	330,000.00	JPMorgan		100.54	331,787.94	1,838.20	1,826.91	1.69	4.32
HAROT 2025-1 A3 DTD 02/11/2025 4.570% 09/21/2029	43814VAC1	285,000.00	MUFG		100.47	286,344.06	1,352.84	1,352.12	2.09	4.32
HART 2025-A A3 DTD 03/12/2025 4.320% 10/15/2029	44935CAD3	245,000.00	Barclays		99.84	244,608.00	(355.86)	(356.72)	2.07	4.44
Security Type Sub-Total		**2,400,000.00**				**2,418,764.09**	**19,086.23**	**19,004.54**	**1.44**	**4.41**
Managed Account Sub-Total		**40,594,525.23**				**40,208,700.75**	**403,901.37**	**(20,788.60)**	**2.47**	**4.19**
Securities Sub-Total		**$40,594,525.23**				**$40,208,700.75**	**$403,901.37**	**($20,788.60)**	**2.47**	**4.19%**
Accrued Interest						**$216,743.18**				
Total Investments						**$40,425,443.93**				

pfm asset management

Managed Account Security Transactions & Interest

For the Month Ending **March 31, 2025**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Transaction Type					Principal	Accrued		Realized G/L	Realized G/L	Sale
Trade	Settle	Security Description	CUSIP	Par	Proceeds	Interest	Total	Cost	Amort Cost	Method
BUY										
03/04/25	03/05/25	US TREASURY N/B DTD 02/28/2023 4.000% 02/28/2030	91282CGQ8	1,300,000.00	(1,302,742.19)	(706.52)	(1,303,448.71)			
03/04/25	03/12/25	HART 2025-A A3 DTD 03/12/2025 4.320% 10/15/2029	44935CAD3	245,000.00	(244,963.86)	0.00	(244,963.86)			
03/05/25	03/06/25	FED HOME LN DISCOUNT NT DTD 03/12/2024 0.000% 03/12/2025	313385CY0	245,000.00	(244,830.54)	0.00	(244,830.54)			
03/19/25	03/20/25	US TREASURY N/B DTD 07/15/2024 4.375% 07/15/2027	91282CKZ3	265,000.00	(267,401.56)	(2,049.72)	(269,451.28)			
Transaction Type Sub-Total				**2,055,000.00**	**(2,059,938.15)**	**(2,756.24)**	**(2,062,694.39)**			
INTEREST										
03/01/25	03/25/25	FHMS K065 A2 DTD 07/01/2017 3.243% 04/01/2027	3137F1G44		0.00	594.55	594.55			
03/01/25	03/25/25	FHMS K514 A2 DTD 02/01/2024 4.572% 12/01/2028	3137HBLV4		0.00	838.20	838.20			
03/01/25	03/25/25	FHMS K506 A2 DTD 09/01/2023 4.650% 08/01/2028	3137HAMH6		0.00	1,453.13	1,453.13			
03/01/25	03/25/25	FHMS K505 A2 DTD 07/01/2023 4.819% 06/01/2028	3137HACX2		0.00	1,445.70	1,445.70			
03/01/25	03/25/25	FHMS K061 A2 DTD 01/01/2017 3.347% 11/01/2026	3137BTUM1		0.00	717.81	717.81			
03/01/25	03/25/25	FHMS K507 A1 DTD 09/01/2023 4.800% 04/01/2028	3137HAMR4		0.00	1,365.17	1,365.17			
03/01/25	03/25/25	FHMS K516 A2 DTD 03/01/2024 5.477% 01/01/2029	3137HBPM0		0.00	1,711.56	1,711.56			
03/01/25	03/25/25	FHMS K529 A2 DTD 10/01/2024 4.791% 09/01/2029	3137HH6C0		0.00	818.46	818.46			
03/01/25	03/25/25	FHMS K524 A2 DTD 07/01/2024 4.720% 05/01/2029	3137HDV56		0.00	1,258.67	1,258.67			
03/01/25	03/25/25	FHMS K066 A2 DTD 08/01/2017 3.117% 06/01/2027	3137F2LJ3		0.00	896.14	896.14			
03/01/25	03/25/25	FHMS KJ46 A1 DTD 07/01/2023 4.777% 06/01/2028	3137HAD45		0.00	1,180.21	1,180.21			

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Transaction Type Trade	Settle	Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
INTEREST										
03/01/25	03/25/25	FHMS K511 A2 DTD 12/01/2023 4.860% 10/01/2028	3137HB3G7		0.00	850.50	850.50			
03/01/25	03/25/25	FHMS K515 A2 DTD 02/01/2024 5.400% 01/01/2029	3137HBPD0		0.00	1,687.50	1,687.50			
03/01/25	03/25/25	FHMS K512 A2 DTD 12/01/2023 5.000% 11/01/2028	3137HBCF9		0.00	791.67	791.67			
03/01/25	03/25/25	FHMS K510 A2 DTD 11/01/2023 5.069% 10/01/2028	3137HB3D4		0.00	612.50	612.50			
03/01/25	03/25/25	FHMS K507 A2 DTD 09/01/2023 4.800% 09/01/2028	3137HAMS2		0.00	1,480.00	1,480.00			
03/01/25	03/25/25	FHMS K509 A2 DTD 10/01/2023 4.850% 09/01/2028	3137HAST4		0.00	1,151.88	1,151.88			
03/01/25	03/25/25	FHMS K530 A2 DTD 11/01/2024 4.792% 09/01/2029	3137HHJL6		0.00	1,597.33	1,597.33			
03/01/25	03/25/25	FHMS K522 A2 DTD 06/01/2024 4.803% 05/01/2029	3137HDJJ0		0.00	1,500.94	1,500.94			
03/01/25	03/25/25	FHMS KJ47 A1 DTD 09/01/2023 5.272% 08/01/2028	3137HAMN3		0.00	864.07	864.07			
03/01/25	03/25/25	FHMS K526 A2 DTD 08/01/2024 4.543% 07/01/2029	3137HDXL9		0.00	1,325.04	1,325.04			
03/01/25	03/25/25	FHMS K064 A2 DTD 05/01/2017 3.224% 03/01/2027	3137BXQY1		0.00	1,047.80	1,047.80			
03/01/25	03/25/25	FHMS K513 A2 DTD 01/01/2024 4.724% 12/01/2028	3137HBFY5		0.00	846.38	846.38			
03/01/25	03/25/25	FNA 2023-M6 A2 DTD 07/01/2023 4.182% 07/01/2028	3136BQDE6		0.00	1,248.21	1,248.21			
03/01/25	03/25/25	FHMS K508 A2 DTD 10/01/2023 4.740% 08/01/2028	3137HAQ74		0.00	1,501.00	1,501.00			
03/01/25	03/25/25	FHMS K506 A1 DTD 09/01/2023 4.650% 05/01/2028	3137HAMG8		0.00	725.87	725.87			
03/01/25	03/25/25	FHMS K517 A2 DTD 03/01/2024 5.355% 01/01/2029	3137HC2C5		0.00	1,494.94	1,494.94			
03/03/25	03/03/25	MONEY MARKET FUND DTD 01/01/2010 0.000% --	MONEY0002		0.00	477.63	477.63			

Managed Account Security Transactions & Interest

For the Month Ending **March 31, 2025**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Transaction Type					Principal	Accrued		Realized G/L	Realized G/L	Sale
Trade	Settle	Security Description	CUSIP	Par	Proceeds	Interest	Total	Cost	Amort Cost	Method
INTEREST										
03/14/25	03/14/25	HOME DEPOT INC (CALLABLE) DTD 09/14/2017 2.800% 09/14/2027	437076BT8		0.00	5,460.00	5,460.00			
03/14/25	03/14/25	BLACKROCK FUNDING INC (CALLABLE) DTD 03/14/2024 4.700% 03/14/2029	09290DAA9		0.00	7,332.00	7,332.00			
03/15/25	03/15/25	TAOT 2023-D A3 DTD 11/14/2023 5.540% 08/15/2028	89239FAD4		0.00	346.25	346.25			
03/15/25	03/15/25	CHAIT 2023-A1 A DTD 09/15/2023 5.160% 09/15/2028	161571HT4		0.00	1,290.00	1,290.00			
03/15/25	03/15/25	TAOT 2023-C A3 DTD 08/15/2023 5.160% 04/17/2028	89231FAD2		0.00	322.50	322.50			
03/15/25	03/15/25	AMXCA 2023-3 A DTD 09/19/2023 5.230% 09/15/2028	02582JKD1		0.00	1,351.08	1,351.08			
03/15/25	03/15/25	BACCT 2023-A2 A2 DTD 12/14/2023 4.980% 11/15/2028	05522RDH8		0.00	560.25	560.25			
03/15/25	03/15/25	CHAIT 2024-A1 A DTD 01/31/2024 4.600% 01/16/2029	161571HV9		0.00	1,265.00	1,265.00			
03/15/25	03/15/25	FITAT 2023-1 A3 DTD 08/23/2023 5.530% 08/15/2028	31680EAD3		0.00	1,221.21	1,221.21			
03/15/25	03/15/25	HART 2023-C A3 DTD 11/13/2023 5.540% 10/16/2028	44918CAD4		0.00	484.75	484.75			
03/15/25	03/15/25	HART 2021-C A3 DTD 11/17/2021 0.740% 05/15/2026	44935FAD6		0.00	0.84	0.84			
03/16/25	03/16/25	GMCAR 2024-1 A3 DTD 01/17/2024 4.850% 12/18/2028	36268GAD7		0.00	141.46	141.46			
03/18/25	03/18/25	HAROT 2023-3 A3 DTD 08/22/2023 5.410% 02/18/2028	43815QAC1		0.00	1,082.00	1,082.00			
03/21/25	03/21/25	HAROT 2025-1 A3 DTD 02/11/2025 4.570% 09/21/2029	43814VAC1		0.00	1,447.17	1,447.17			
03/29/25	03/29/25	CITIBANK NA (CALLABLE) DTD 09/29/2023 5.803% 09/29/2028	17325FBB3		0.00	22,631.70	22,631.70			
03/31/25	03/31/25	US TREASURY N/B DTD 09/30/2021 0.875% 09/30/2026	91282CCZ2		0.00	2,471.88	2,471.88			
03/31/25	03/31/25	US TREASURY N/B DTD 09/30/2024 3.500% 09/30/2029	91282CLN9		0.00	8,750.00	8,750.00			

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Transaction Type					Principal	Accrued		Realized G/L	Realized G/L	Sale
Trade	Settle	Security Description	CUSIP	Par	Proceeds	Interest	Total	Cost	Amort Cost	Method
INTEREST										
03/31/25	03/31/25	US TREASURY N/B DTD 09/30/2022 4.125% 09/30/2027	91282CFM8		0.00	3,196.88	3,196.88			
03/31/25	03/31/25	US TREASURY N/B DTD 03/31/2021 1.250% 03/31/2028	91282CBS9		0.00	6,937.50	6,937.50			
Transaction Type Sub-Total					**0.00**	**97,775.33**	**97,775.33**			
MATURITY										
03/12/25	03/12/25	FED HOME LN DISCOUNT NT DTD 03/12/2024 0.000% 03/12/2025	313385CY0	245,000.00	245,000.00	0.00	245,000.00	169.46	0.00	
Transaction Type Sub-Total				**245,000.00**	**245,000.00**	**0.00**	**245,000.00**	**169.46**	**0.00**	
PAYDOWNS										
03/01/25	03/25/25	FHMS KJ47 A1 DTD 09/01/2023 5.272% 08/01/2028	3137HAMN3	793.26	793.26	0.00	793.26	0.00	0.00	
03/01/25	03/25/25	FHMS K506 A1 DTD 09/01/2023 4.650% 05/01/2028	3137HAMG8	219.42	219.42	0.00	219.42	3.28	2.34	
03/01/25	03/25/25	FHMS K061 A2 DTD 01/01/2017 3.347% 11/01/2026	3137BTUM1	607.84	607.84	0.00	607.84	18.71	9.25	
03/01/25	03/25/25	FNA 2023-M6 A2 DTD 07/01/2023 4.182% 07/01/2028	3136BQDE6	2.58	2.58	0.00	2.58	0.04	0.03	
03/01/25	03/25/25	FHMS K507 A1 DTD 09/01/2023 4.800% 04/01/2028	3137HAMR4	1,807.29	1,807.29	0.00	1,807.29	28.36	20.60	
03/01/25	03/25/25	FHMS KJ46 A1 DTD 07/01/2023 4.777% 06/01/2028	3137HAD45	371.68	371.68	0.00	371.68	0.01	0.01	
03/15/25	03/15/25	HART 2021-C A3 DTD 11/17/2021 0.740% 05/15/2026	44935FAD6	1,356.67	1,356.67	0.00	1,356.67	0.30	0.08	
Transaction Type Sub-Total				**5,158.74**	**5,158.74**	**0.00**	**5,158.74**	**50.70**	**32.31**	
SELL										
03/04/25	03/05/25	US TREASURY N/B DTD 11/15/2022 4.500% 11/15/2025	91282CFW6	340,000.00	340,770.31	4,649.17	345,419.48	(3,692.19)	(284.31)	FIFO

pfm asset management

Managed Account Security Transactions & Interest

For the Month Ending **March 31, 2025**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Transaction Type					Principal	Accrued		Realized G/L	Realized G/L	Sale
Trade	Settle	Security Description	CUSIP	Par	Proceeds	Interest	Total	Cost	Amort Cost	Method
SELL										
03/04/25	03/05/25	US TREASURY N/B DTD 11/02/2020 0.250% 10/31/2025	91282CAT8	60,000.00	58,497.66	51.80	58,549.46	1,387.50	(984.76)	FIFO
03/04/25	03/05/25	US TREASURY N/B DTD 12/31/2020 0.375% 12/31/2025	91282CBC4	700,000.00	679,027.34	464.09	679,491.43	(4,375.00)	(18,083.19)	FIFO
03/05/25	03/06/25	US TREASURY N/B DTD 12/31/2020 0.375% 12/31/2025	91282CBC4	255,000.00	247,369.92	171.70	247,541.62	(1,583.79)	(6,580.98)	FIFO
03/19/25	03/20/25	IBM CORP (CALLABLE) DTD 07/27/2022 4.150% 07/27/2027	459200KT7	270,000.00	268,042.50	1,649.63	269,692.13	(7,103.70)	(4,342.32)	FIFO
Transaction Type Sub-Total				**1,625,000.00**	**1,593,707.73**	**6,986.39**	**1,600,694.12**	**(15,367.18)**	**(30,275.56)**	
Managed Account Sub-Total					**(216,071.68)**	**102,005.48**	**(114,066.20)**	**(15,147.02)**	**(30,243.25)**	
Total Security Transactions					**($216,071.68)**	**$102,005.48**	**($114,066.20)**	**($15,147.02)**	**($30,243.25)**	

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council Meeting
CONSENT CALENDAR
Agenda Item No. 11.3
April 23, 2025

Planning Division Update

Prepared By:
David Murray, City Planner

Recommended Action(s)
Staff recommends that the City Council 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)

Planning Division Update 4.23.25

CITY OF EASTVALE

Major Projects Summary

April 23, 2025

City of Eastvale Planning Division

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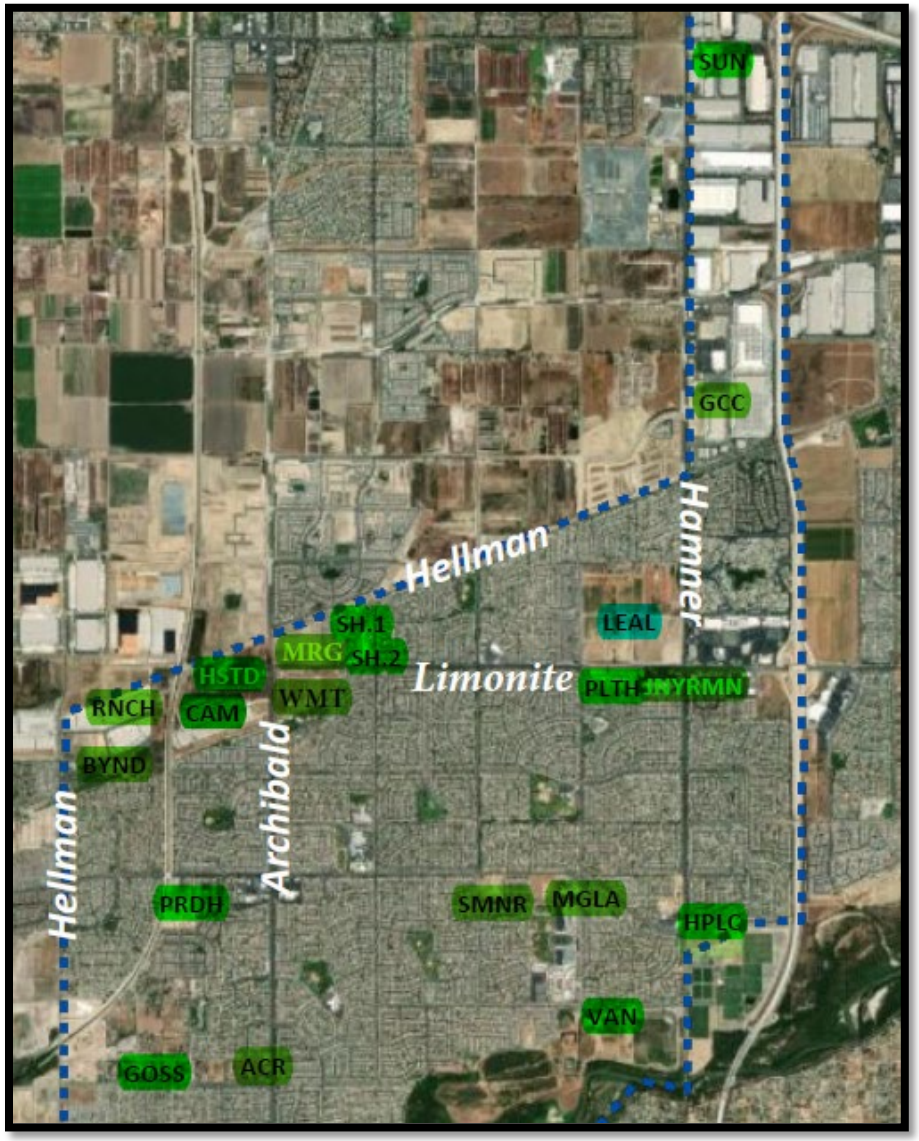
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1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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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

Project Map:



Current Status:

- On 2.26.2025 an incomplete letter was sent out to the applicant and currently awaiting resubmittal.

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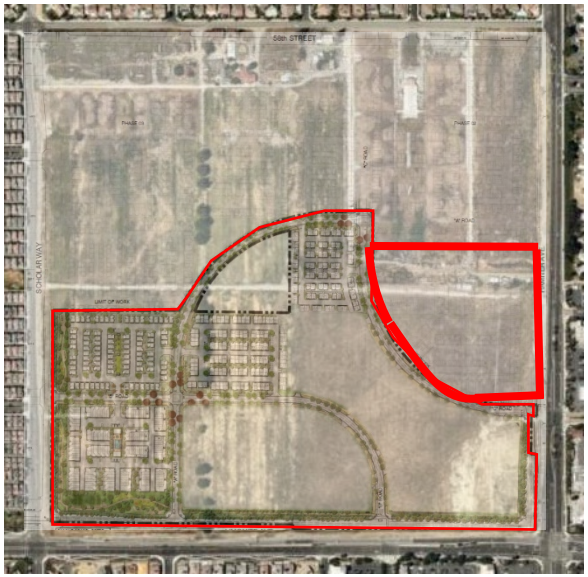
Leal Ranch Residential PA-4 Quarterra Phase II

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.

Project Map:



Current Status:

- On 1.16.25 an incomplete letter was sent out to the applicant and currently awaiting resubmittal.

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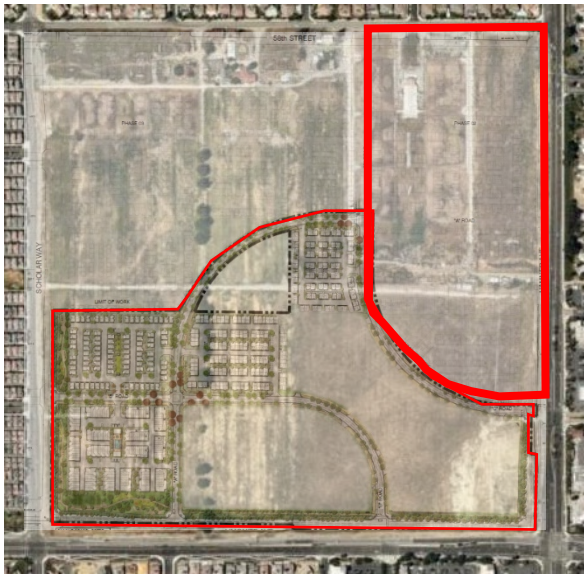
New Home Off-site

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 subject to conditions of approval.

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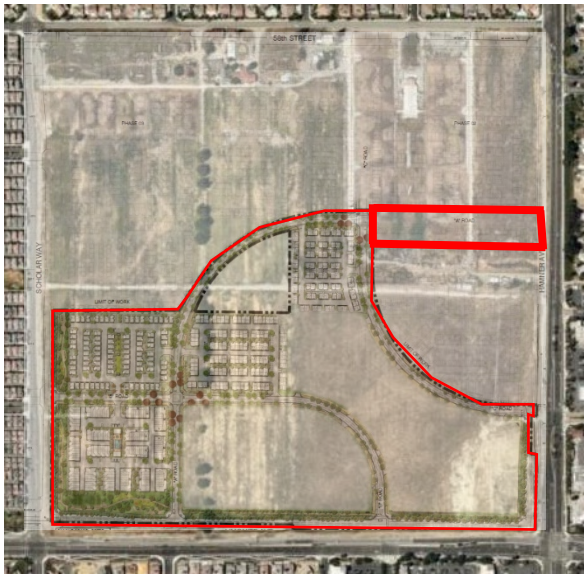
Leal Ranch Residential PA-9

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

Project Map:



Current Status:

- The item was heard by Planning Commission on March 19, 2025 and was continued to the following meeting date of April 16,2025.

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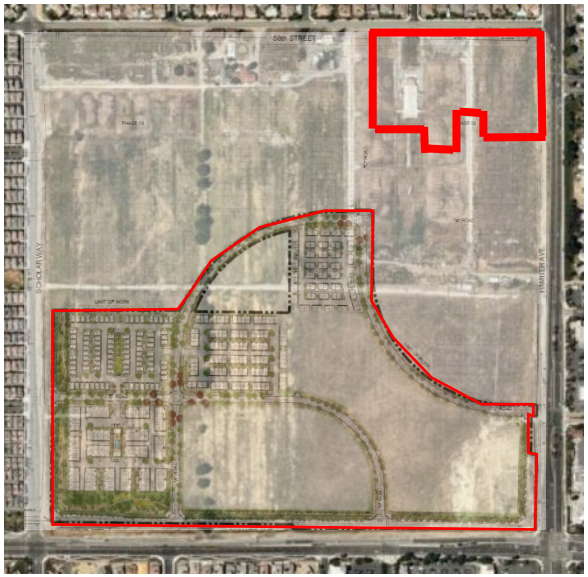
Leal Ranch Residential PA-11A

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

Project Map:



Current Status:

- The item was heard by Planning Commission on March 19, 2025 and was continued to the following meeting date of April 16,2025.

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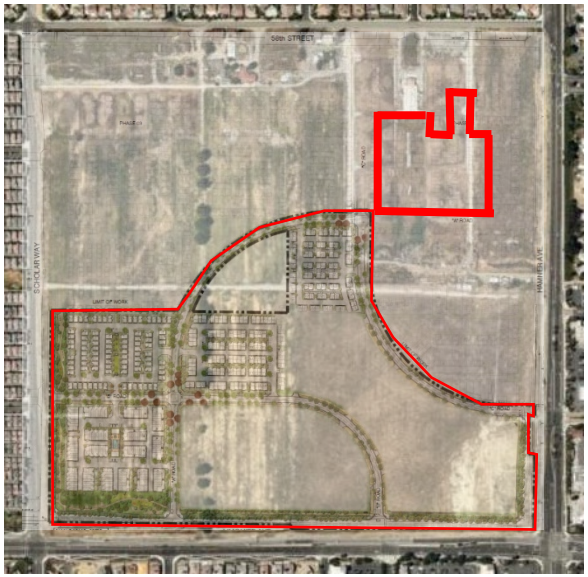
Leal Ranch Residential PA-11B

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

Project Map:



Current Status:

- The item was heard by Planning Commission on March 19, 2025 and was continued to the following meeting date of April 16,2025.

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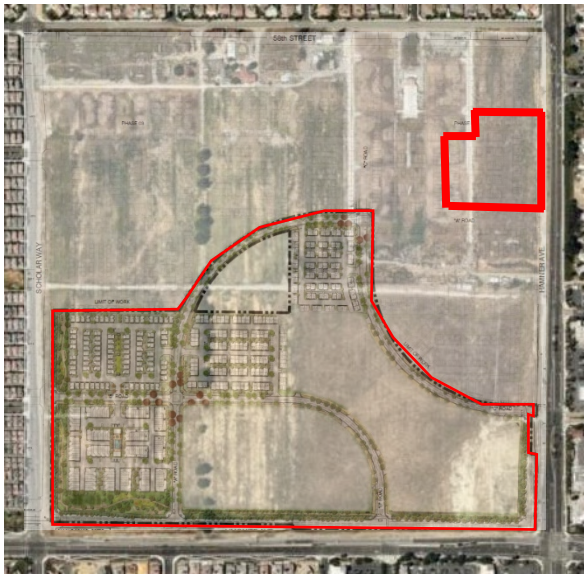
Leal Ranch Residential PA-11C

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

Project Map:



Current Status:

- The item was heard by Planning Commission on March 19, 2025 and was continued to the following meeting date of April 16,2025.

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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

Project Map:



Current Status:

- The project was heard by the Planning Commission on 3.19.25 meeting and recommended to the City Council for approval.
- The project is scheduled for City Council on April 23, 2025.

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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 Shelby 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

Project Map:



Current Status:

- On 3.3.25 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. & Shelby 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 department is awaiting resubmittal.

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Oasis Residential

Project:	Oasis Residential
Project No.	PLN25-20016 TTM002 DR001 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

Project Map:



Current Status:

- The project is currently under review.

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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 to a future date. The Planning Division is waiting for a resubmittal.

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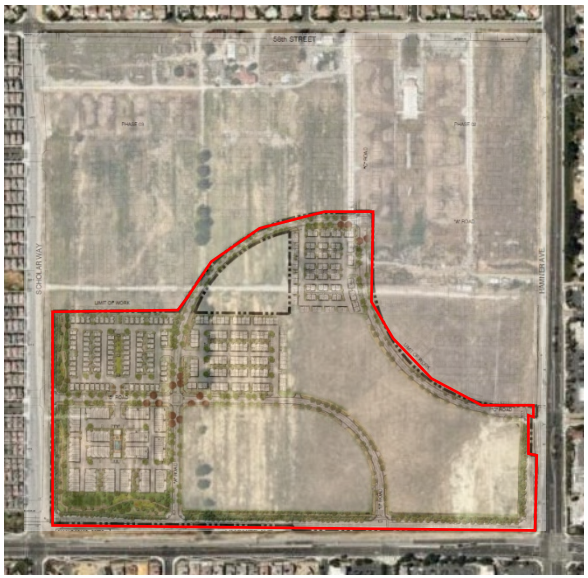
Leal Ranch Residential Phase A TTM (MAP ID: LEAL.1)

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.

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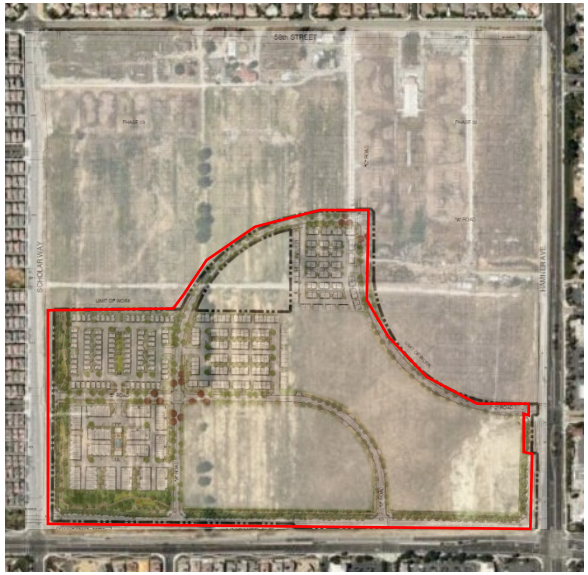
Leal Ranch Residential Overall Phase A DR (MAP ID: LEAL.2)

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.
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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.
- Production units are actively under construction.

1. New projects are added to the bottom of the list as they are submitted.
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3. Highlighted Text =Updated Information

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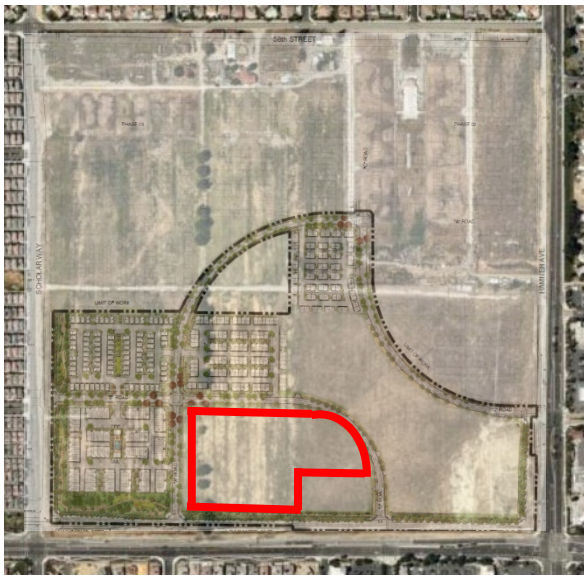
Leal Ranch Residential PA-2 Quarterra (MAP ID: LEAL.7)

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 Divison 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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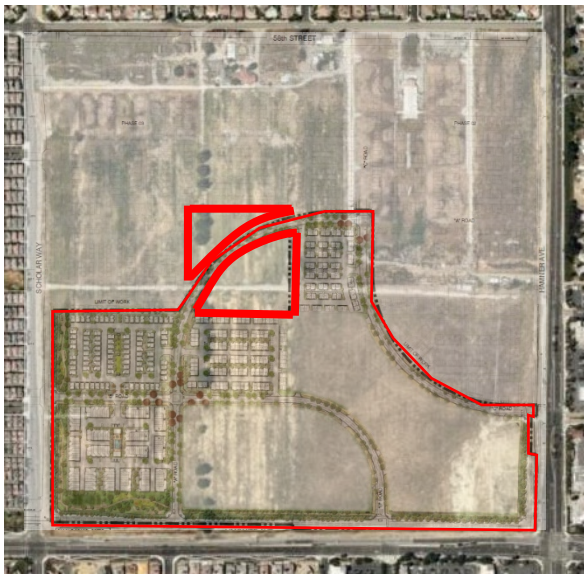
New Home Recreation Center

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:	**Minor 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:

- Construction documents have been 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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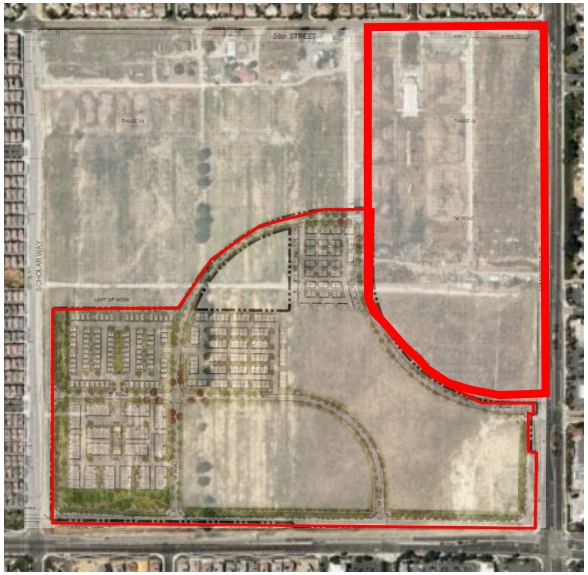
New Home TTM 38595 Phase B

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 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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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.
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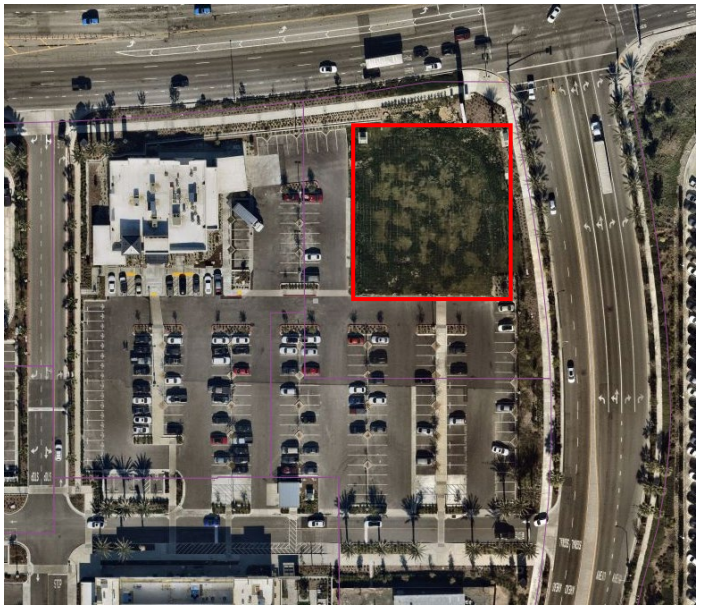
GCC CR-1 DR (MAP ID: GCC.10)

Project:	GCC CR-1 DR
Project No.:	PLN21-20063_DR012
Project Location:	Southwest corner of Goodman Way and Cantu-Galleano Ranch Rd. ; Assessor Parcel Number (APN) 160-510-023
Project Description:	**Major Development Review** for the development of a 5,213 square foot PAD building (CR-1) and 575 square foot outdoor patio for a total of 5,788 square feet for a proposed restaurant building dba Chili's.
Planner:	Jamie K. Cerda

Notes:

- Received application on November 17, 2021.
- On January 19, 2022, PLN21-20063 was approved by the Planning Commission subject to conditions of approval.

Project Map:



Current Status:

- Project 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.
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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.
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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.

Project Map:



Current Status:

- Building Permits issued on November 28,2023 and are currently 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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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 and site improvements are currently under review with Building and Public Works Divisions.

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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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.

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 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 Building Permits have been issued and is currently 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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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.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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.
3. Highlighted Text =Updated Information

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Hamner Place Retail Suites D.R (HPLC.3)

Project:	Hamner Place Retail Suites – Major Development Review (DR)
Project No.	PLN19-20053
Project Location:	Southeast corner of Hamner Avenue and Schleisman Road; (Assessor's Parcel Number: 152-060-003)
Project Description:	**Major Development Review** for a multi-tenant building to include retail suites and a potential restaurant. The restaurant is proposed to be 5,910 square feet and the shops portion of the building is 2,270 square feet for a total building floor area of 9,190 square feet.
Planner:	Allen Lim

Notes:

- Received application on November 21, 2019.
- On December 18, 2019, the Planning Commission approved project PLN19-20053 subject to conditions of approval.

Project Map:



Current Status:

- The Building 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 Merge (MAP ID: MRG)

Project:	The Merge Retail and Industrial Center
Project No.	PLN18-20026
Project Location:	Northeast corner of Limonite Avenue and Archibald Avenue; APN: 164-010-019-6
Project Description:	**Major Development Review**, **Tentative Parcel Map**, and **Variance** for the development of a retail and light industrial center on an approximately 26-acre site, and various **Conditional Use Permits** for certain uses.
Planner:	Allen Lim

Notes:

- Received application on May 24, 2018; Development plans received on June 26, 2018.
- Draft Environmental Impact Report (EIR) available for a 45-day public review period from September 18, 2018, to November 2, 2018.
- Condition Use Permits application submitted on October 1, 2018.
- November 21, 2018, Planning Commission recommended approval of all applications, plus added new conditions for the Major Development Review application.
- December 12, 2018, City Council certified the EIR and approved all applications as recommended by the Planning Commission including the new conditions recommended by the Planning Commission, plus the Council added one new condition for the Major Development Review. January 9, 2019, City Council conducted second reading of ordinance for Change of Zone.
- Construction building plans for industrial buildings 1-6 approved by Planning 11.25.19
- Sprouts (Major 1) is completed and in operation 10.28.20

Project Map:



Current Status:

- The Merge Industrial and Retail have completed construction.
- Pad 2 is currently under Tenant Improvements with the Building Division.

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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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 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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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.
3. Highlighted Text =Updated Information

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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.

Project Map:



Current Status:

- On February 19, 2025 Planning Commission approved entitlements for PLN24-20089 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.
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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.
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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 is currently under constructions.
- Dunkin Donuts have pulled permits currently awaiting to being 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

CITY OF EASTVALE
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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.
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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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.

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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St. Oscar Romero Modular Buildings

Project:	St. Oscar Romero's Modular Buildings
Project No.	PLN23-20038 MDR008
Project Location:	Northwest corner of Chandler St. and of Selby Ave. North of Retriever St.
Project Description:	**Minor Development Review** for the development of 2 temporary 1,059 square feet (total of 2,118 square feet) Modular Office Building with accessible stairs, ramps, restrooms, parking and connected walkway.
Planner:	Steven D. Fowler

Notes:

- Application submitted on July 6, 2023.
- Application was deemed incomplete on July 6, 2023
- Application was deemed incomplete on July 24, 2023
- Application was resubmitted on August 21, 2023
- Application was deemed complete on September 7, 2023.

Project Map:



Current Status:

- Building Division has issued permits for construction and is currently 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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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.

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

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council Meeting
CONSENT CALENDAR
Agenda Item No. 11.4
April 23, 2025

Public Works Department Update

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

Recommended Action(s)
Staff recommends that the City Council 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:	**Bidding:** A recommended list of prequalified General Contractors will be presented to the City Council for adoption, after which the bid will be released to the prequalified contractors for submission.
PROJECT SCHEDULE:	Advertise Construction Bid in April 2025. Begin Construction in July 2025.

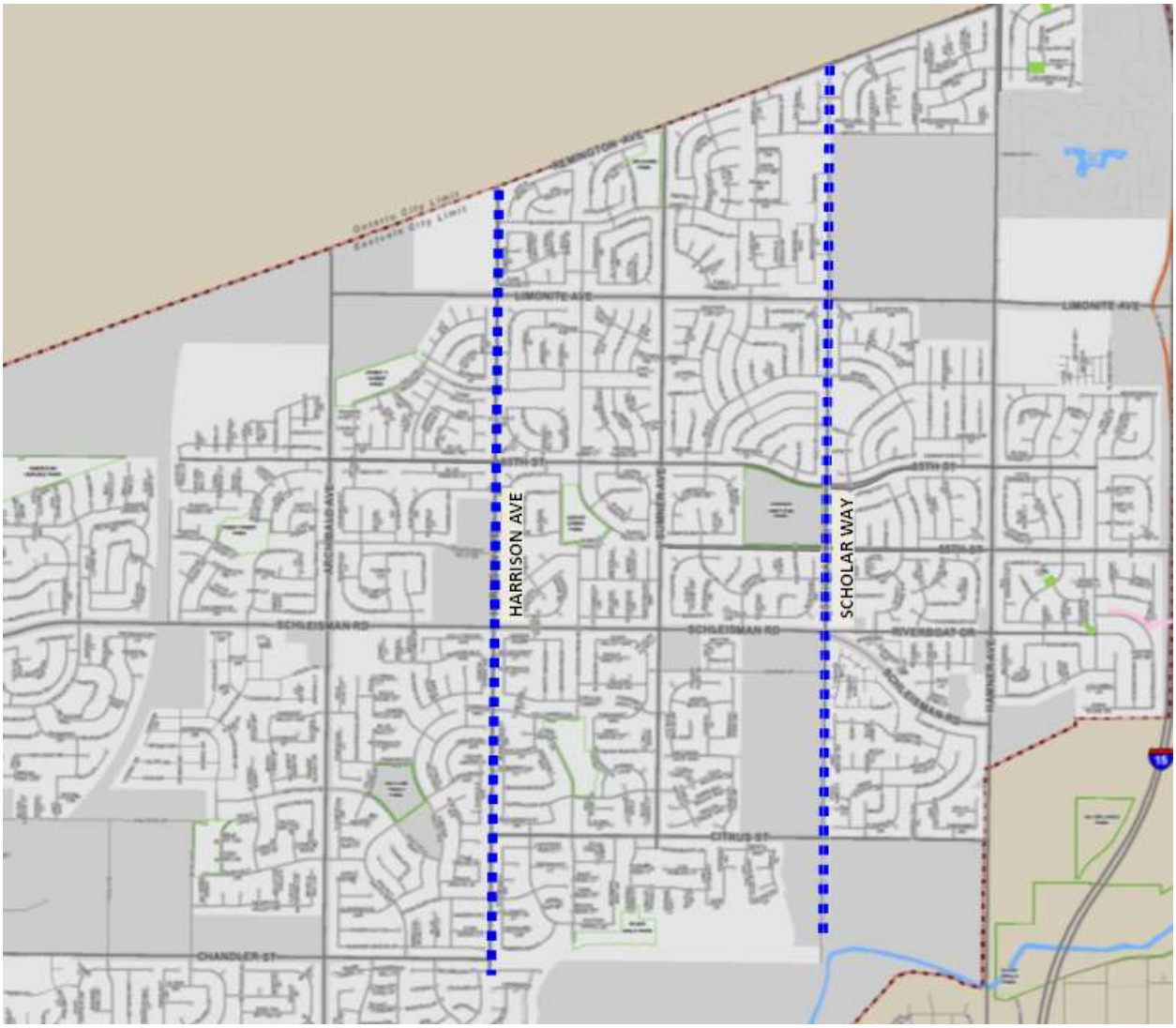
PROJECT RENDERING:



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Improvement of Bike Network Connectivity/ATP Trails
PROJECT DESCRIPTION:	Project will design and construct nearly 5 miles of multipurpose trails running along Scholar Way and Harrison Avenue. The project will provide dedicated space for people to bike and walk from northern City limit to the Santa Ana River Trail on the south.
PROJECT STATUS:	**In Design – Engineering:** Design contract was awarded to Mark Thomas. 75% PS&E (phase 3) was delivered on February 5, 2025 and is being reviewed, and non-infrastructure component of the project (phase 2) which includes public education and engagement is on going.
PROJECT SCHEDULE:	100% PS&E is anticipated to be delivered by June 30, 2025.

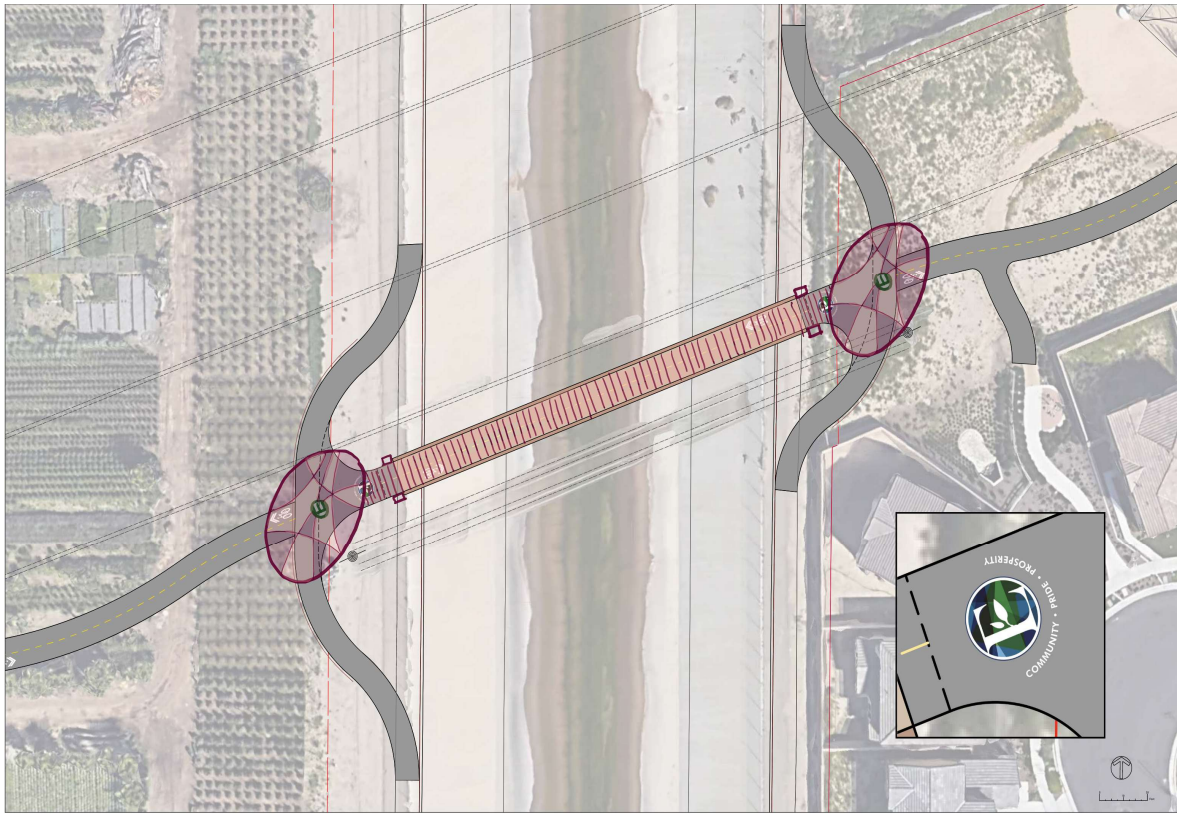
PROJECT MAP:



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 December 2025.

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:** The punchlist for Phase 1 has been issued. Phase 2 was advertised on 3/19/2025, with a due date of 4/10/2025.
PROJECT SCHEDULE:	The construction contract for Phase 2 will be awarded in April 2025.

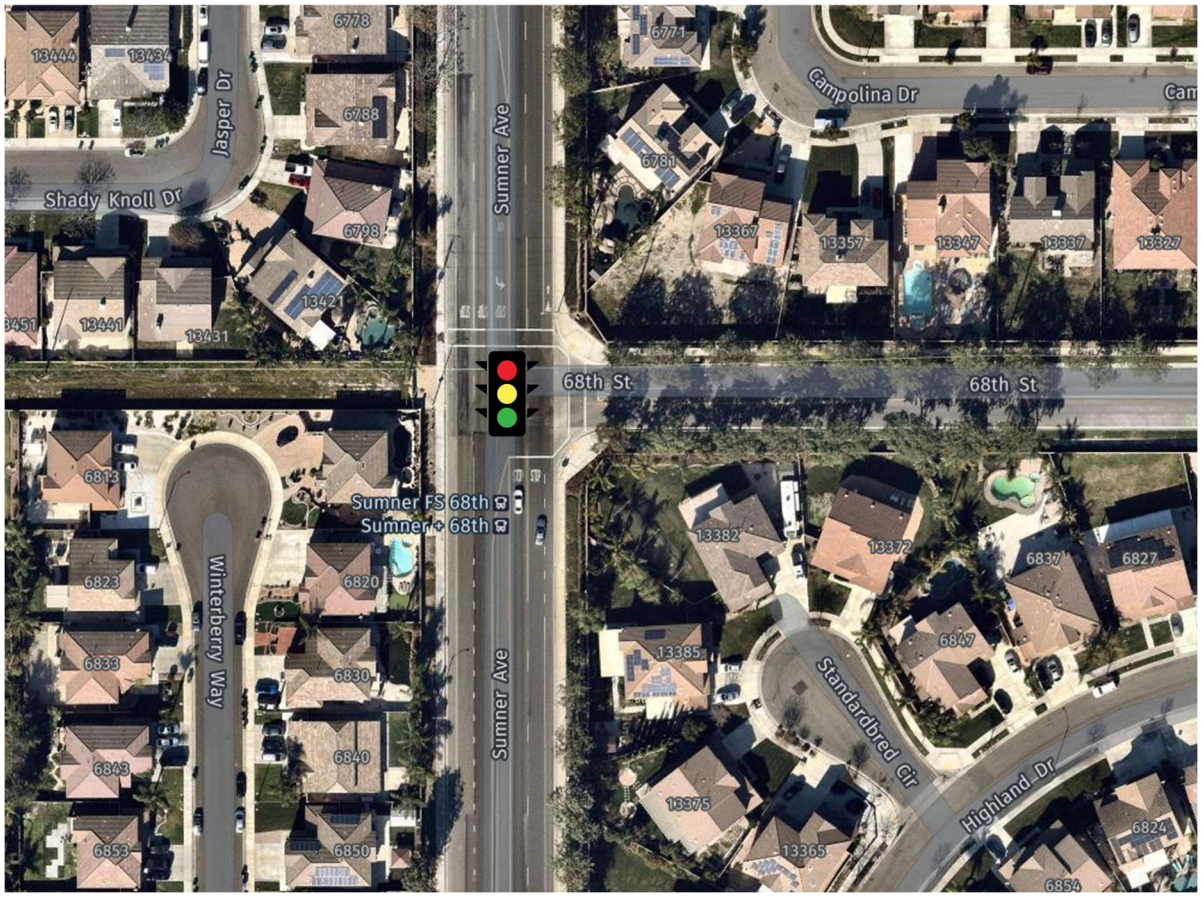
PROJECT IMAGE:



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:** This project has been selected for HSIP Cycle 12 funding. A funding allocation request will be submitted for the PE phase to begin the RFP process for selecting a design consultant.
PROJECT SCHEDULE:	The PE phase must be allocated by 12/31/2025.

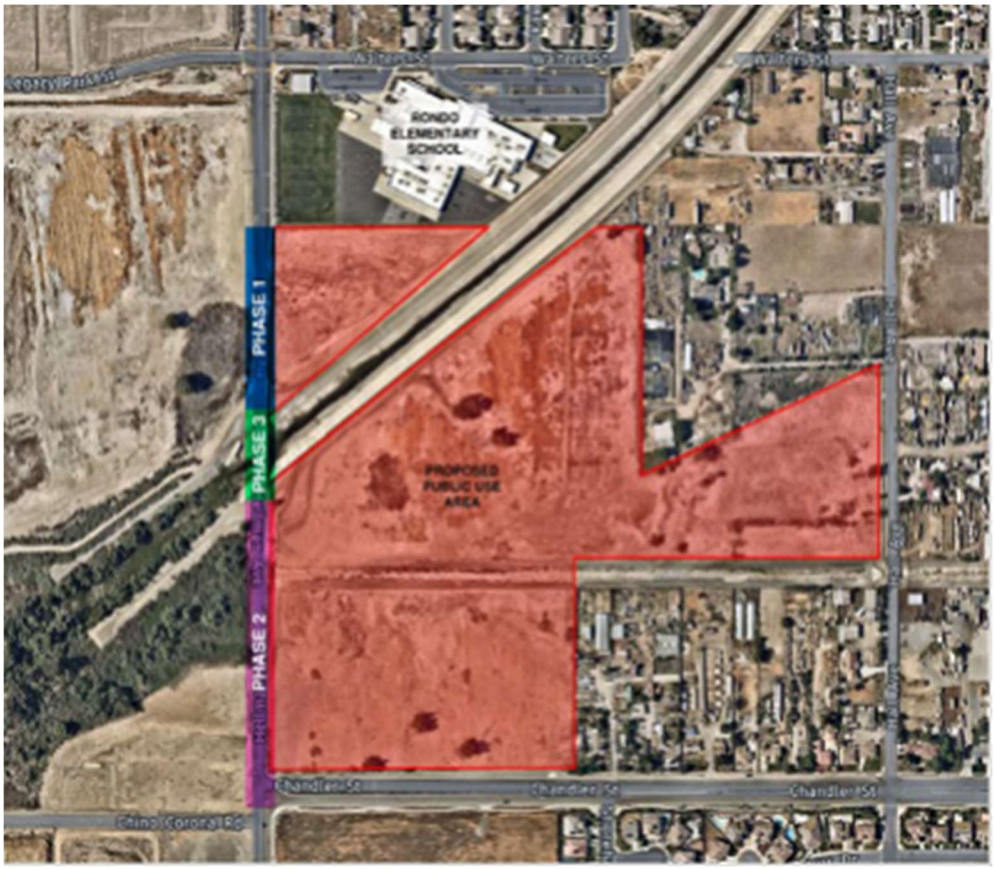
PROJECT IMAGE:



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 Feasibility Study:** This project is receiving TUMF funding.
PROJECT SCHEDULE:	Construction for Phase 1 is tentatively scheduled for FY 2026-27, with Phase 2 planned for FY 2027-2028.

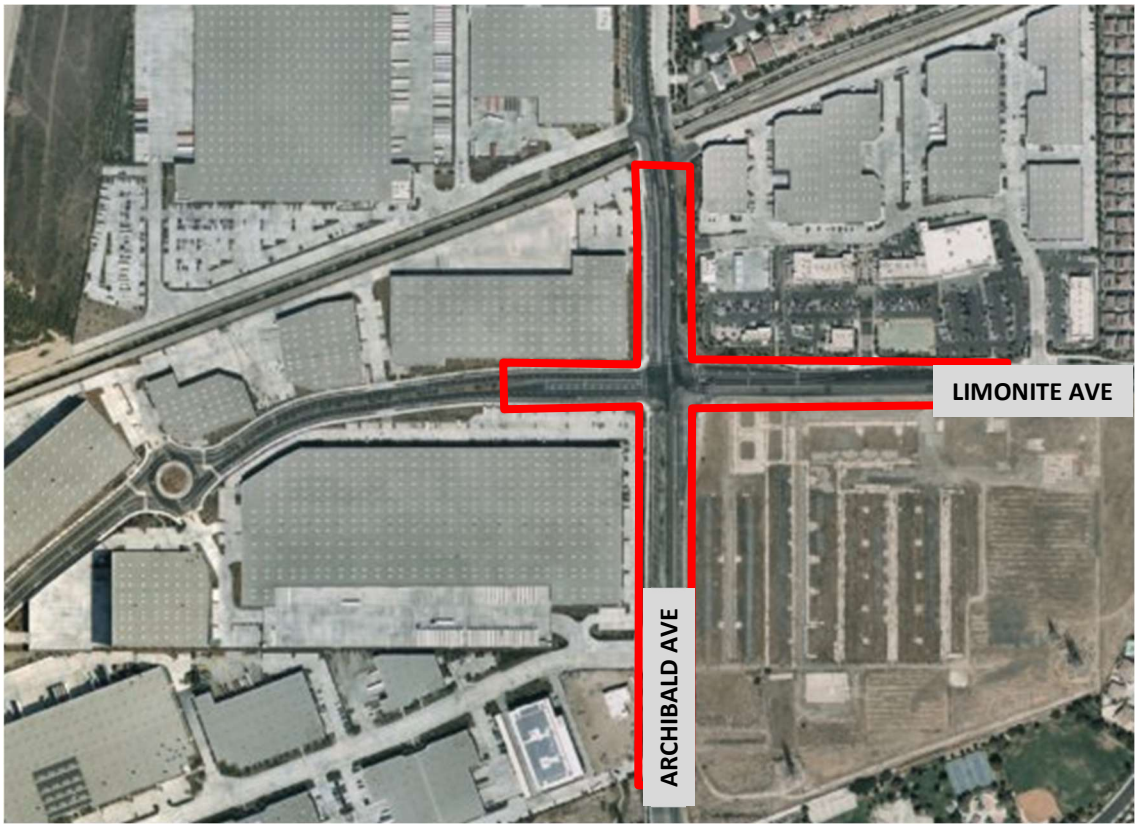
PROJECT IMAGE:



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Archibald Avenue/Limonite Avenue Widening Project
PROJECT DESCRIPTION:	Street widening and safety project for Archibald Avenue from the City of Ontario limits south of the SCE easement, including the intersection at Limonite Avenue and portions of Limonite Avenue east and west of the intersection. The project looks to improve safety and overall circulation in conjunction with the improvements associated with the Homestead and Merge developments, and Limonite Gap Project. Components of the project include, but are not limited to, coordinating with SCE to relocate SCE high-tension support structures.
PROJECT STATUS:	• Installation of new transmission poles is completed. • Existing poles were removed mid-July, allowing the Developers to start coordinating their construction schedules. • Permits have been pulled by Walmart to start the widening work on Archibald and Limonite.

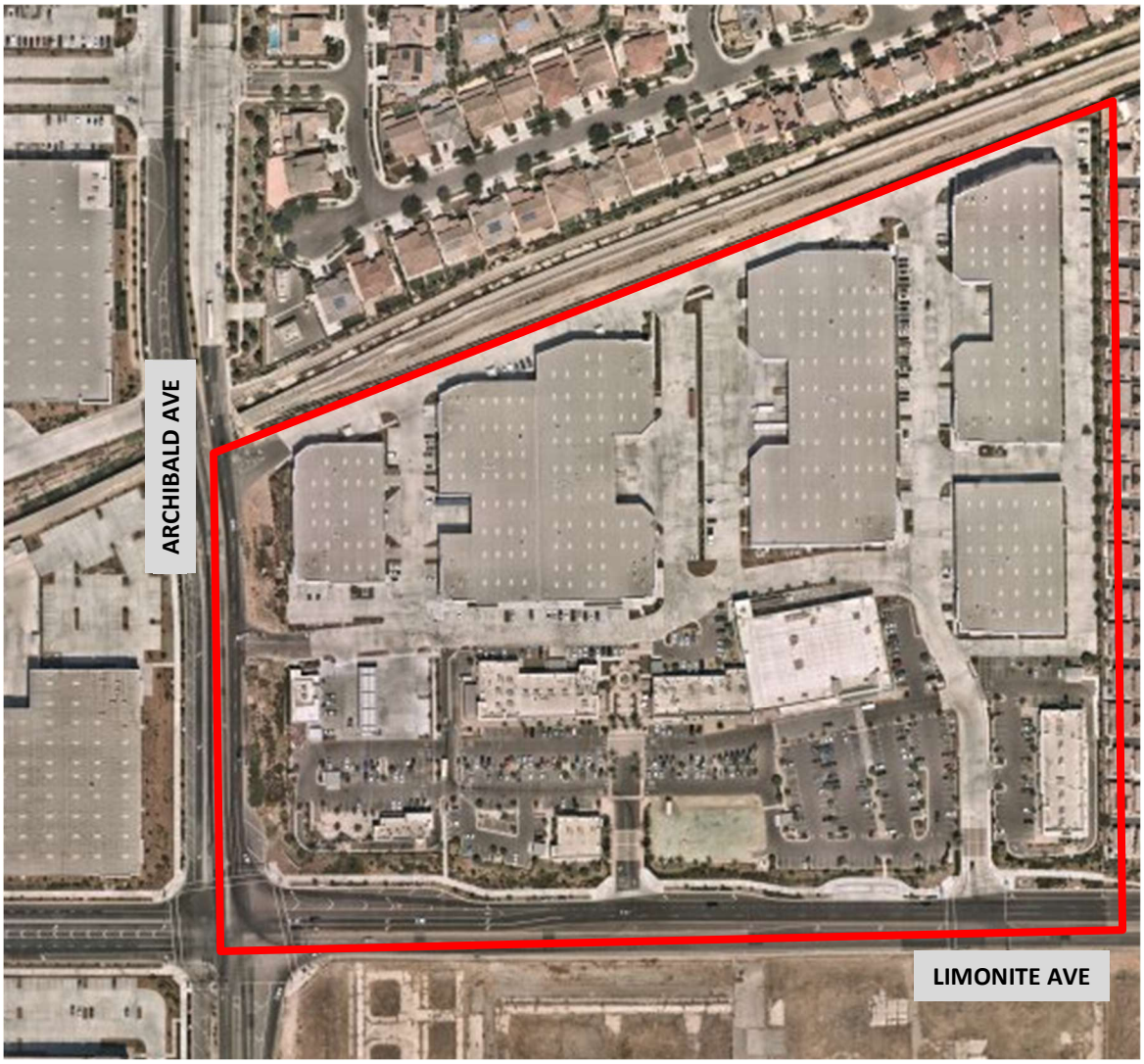
PROJECT MAP:



EASTVALE PUBLIC WORKS
PROJECT UPDATES

PROJECT TYPE:	Commercial Development
PROJECT NAME:	The Merge
PROJECT LOCATION:	Northeast corner of Limonite Avenue and Archibald Avenue
PROJECT DESCRIPTION:	Improvements includes 26 gross acres.
PROJECT STATUS:	Onsite and offsite improvements complete All off-site improvements have been accepted.

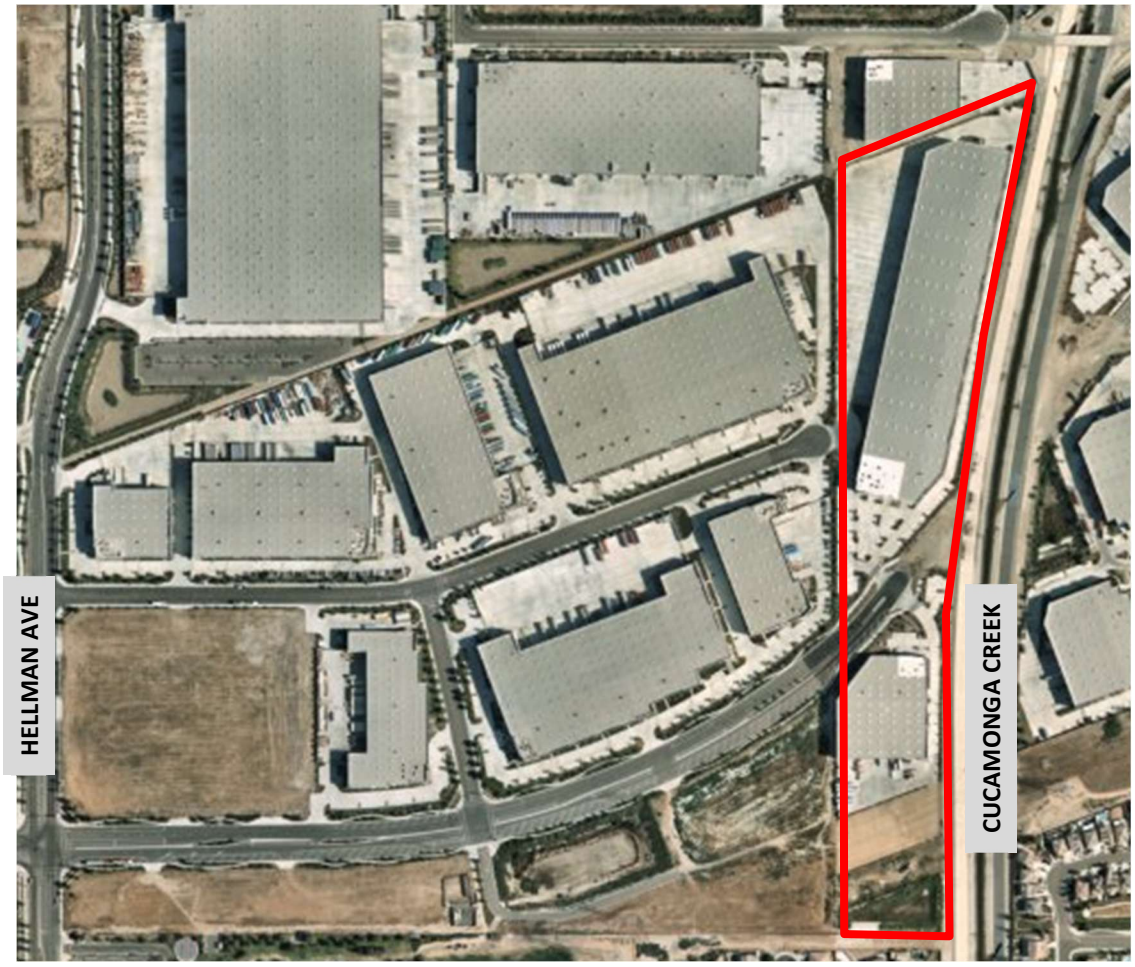
PROJECT MAP:



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Commercial Development
PROJECT NAME:	The Ranch by Transwestern
PROJECT NUMBER:	PW19-11322
PROJECT LOCATION:	East end of Limonite Avenue west of the Cucamonga Creek
PROJECT DESCRIPTION:	Improvements include 20 gross acres including 2 light industrial warehouses.
PROJECT STATUS:	Onsite and offsite improvements have been completed, the City and Developer are working together to close out the project.

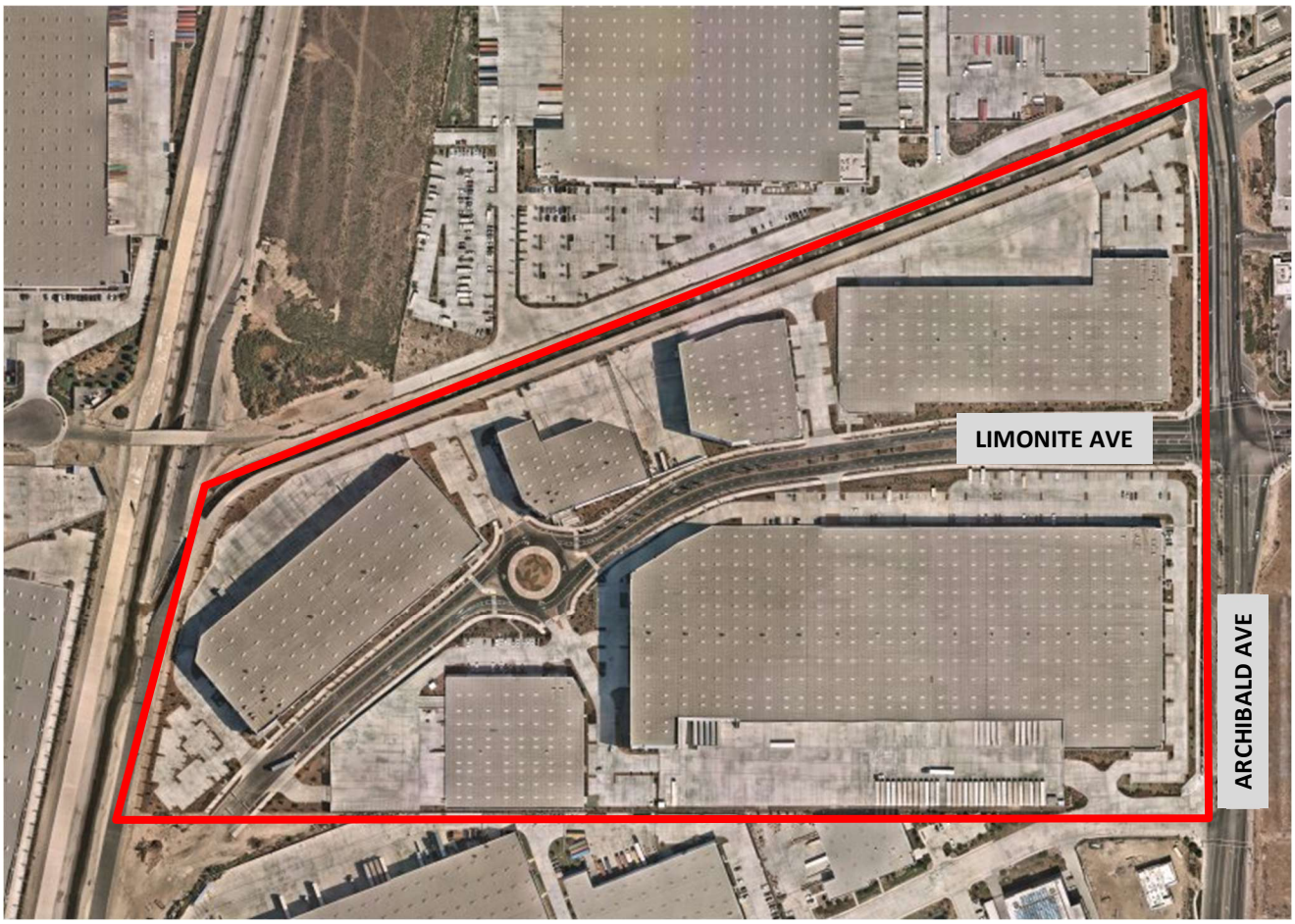
PROJECT MAP:



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Commercial Development
PROJECT NAME:	Homestead
PROJECT NUMBER:	PW20-10052
PROJECT LOCATION:	Northwest corner of Limonite Avenue and Archibald Avenue
PROJECT DESCRIPTION:	Improvements include 55.86 gross acres consisting of six industrial buildings
PROJECT STATUS:	Onsite improvements complete Developer is also responsible for improvements along Archibald Avenue which are currently underway and in the final stages of approval.

PROJECT MAP:



EASTVALE PUBLIC WORKS
PROJECT UPDATES

PROJECT TYPE:	Commercial Development
PROJECT NAME:	Vantage Pointe Church
PROJECT NUMBER:	PW15-1174
PROJECT LOCATION:	Northeast corner of Archibald Avenue and Prado Basin Park Road
PROJECT DESCRIPTION:	Improvements include development of an approximately 85,000 sq. ft. church which includes a sanctuary, classrooms, cafe, and a bookstore on 10.43 acres.

PROJECT STATUS:

Street widening has been completed. The project is in the closeout stages.

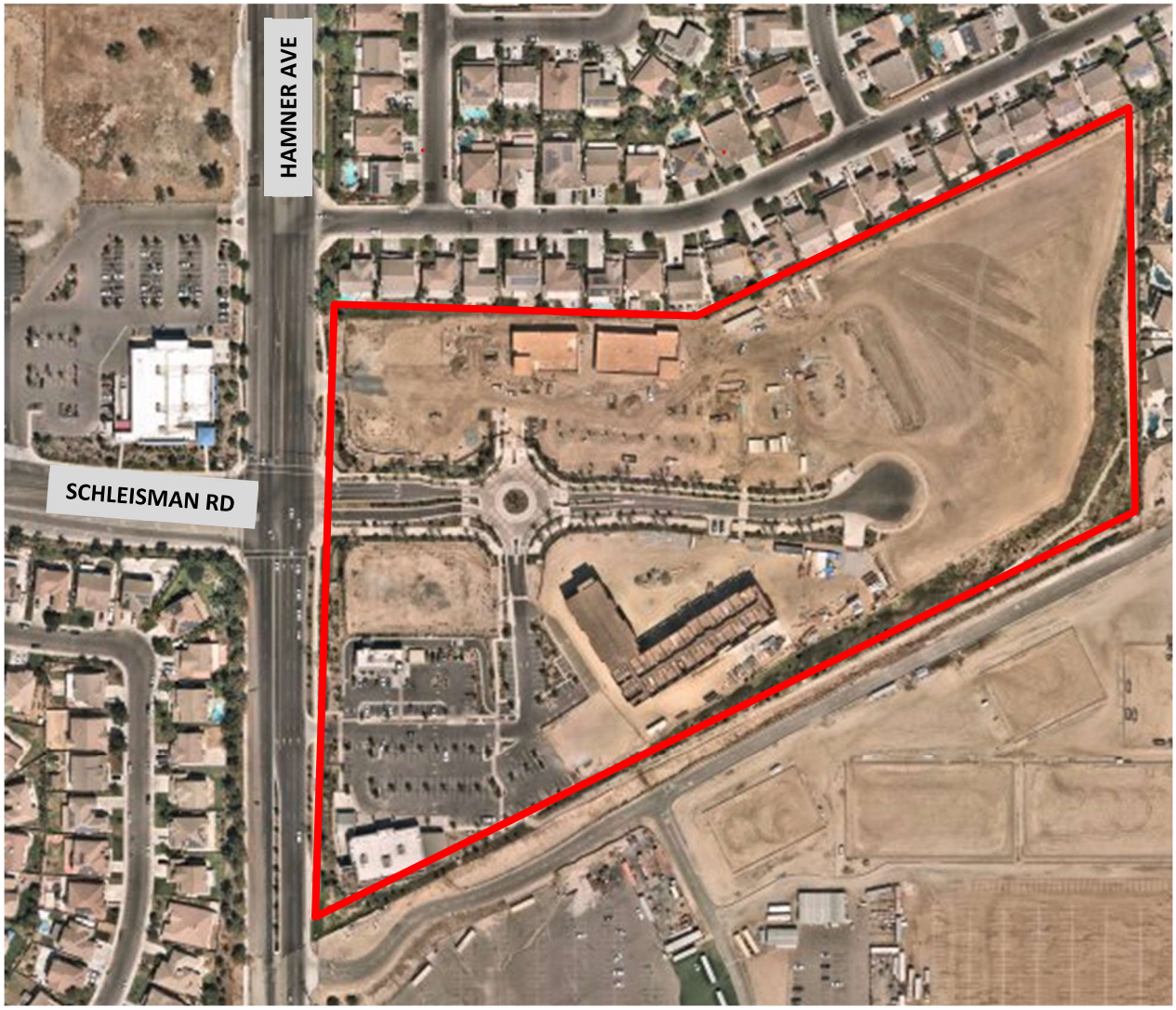
PROJECT MAP:



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 Chipotle has applied for a grading permit.

PROJECT MAP:



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Commercial Development
PROJECT NAME:	The Ranch (Parcel 14)
PROJECT NUMBER:	PW20-10007
PROJECT LOCATION:	East of Limonite Avenue west of the Cucamonga Creek
PROJECT DESCRIPTION:	Improvements include the development of 61,000 square foot industrial building.
PROJECT STATUS:	Developer has finalized the project.

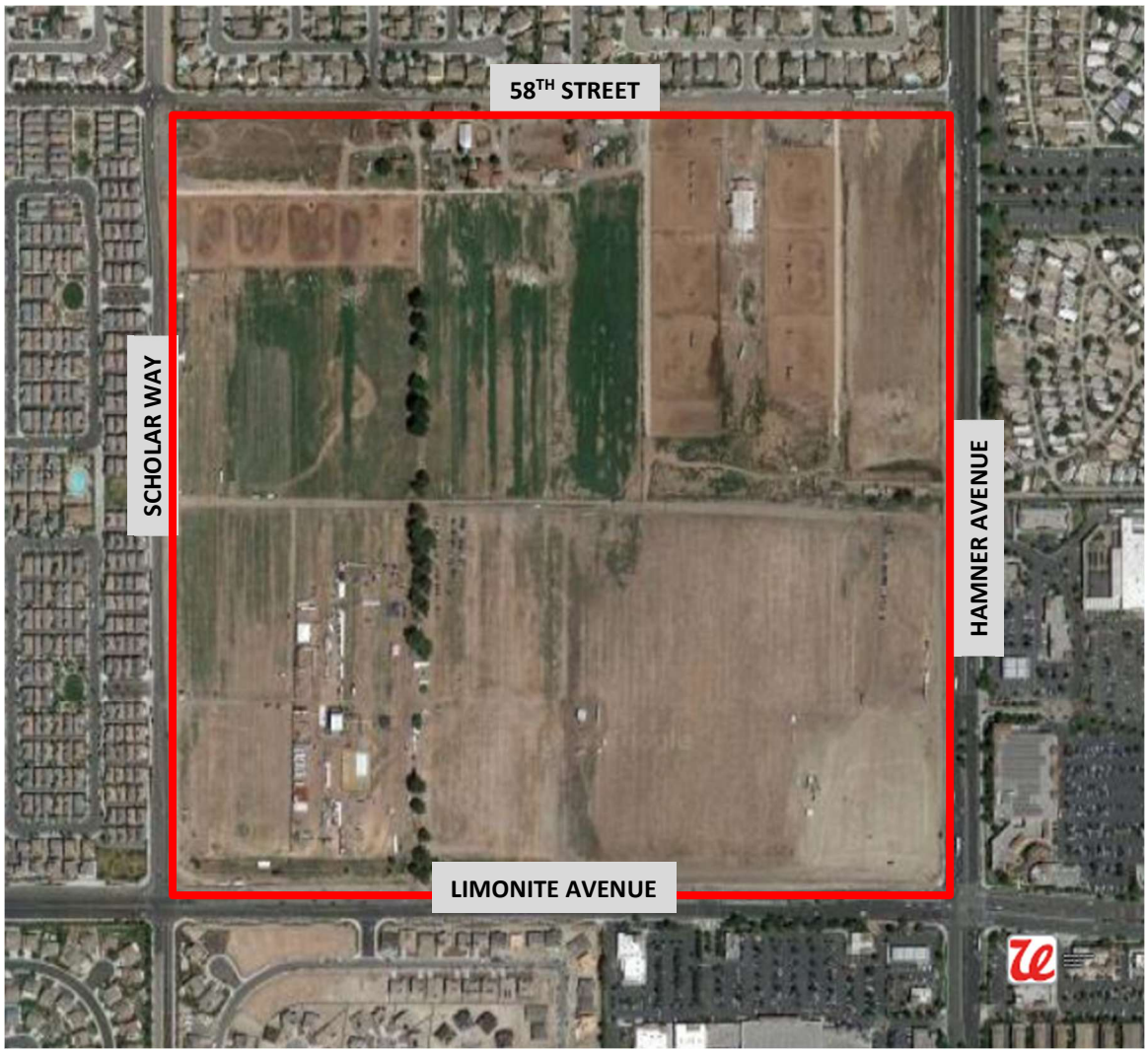
PROJECT MAP:



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. Phase A homes are now on sale.

PROJECT MAP:



PUBLIC WORKS GRANTS SUMMARY

GRANTS AWARDED

AGENCY	GRANT NAME	PROJECT NAME	GRANT AWARD	MATCH	DUE DATE	STATUS
California Transportation Commission/California Department of Transportation	ATP: Active Transportation Project Cycle 4	Improvement of Bike Network Connectivity	$ 6,471,000.00	$ 1,620,000.00		Grant request has been approved. The project is currently under design.
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

City Council Meeting
CONSENT CALENDAR
Agenda Item No. 11.5
April 23, 2025

City of Eastvale Crime Statistics – February 2025

Prepared By:
Johnny Terfehr, Community Safety Director

Recommended Action(s)
Staff recommends that the City Council receive and file the Eastvale Crime Statistics for February 2025.

Summary
The City Council requested staff collaborate with the Riverside County Sheriff's Department to develop a crime statistics document that would reflect selected Part I and Part II crime data for the City of Eastvale. Intended to show month-to-month crime statistics, the document will assist in determining appropriate staffing levels for law enforcement services.

Background
In May 2017, City Council directed staff to coordinate with the Riverside County Sheriff's Department to request and obtain monthly crime statistics for the City of Eastvale. The primary intent of the request was to determine appropriate staffing levels during the City's contract negotiations with the Sheriff's Department. Over several weeks, the city manager and staff worked collaboratively with Riverside County Sheriff's Department administration and management to obtain crime statistics that could be shared with the public on a regular basis.

Upon receiving the data, the Riverside County Sheriff's Department advised staff that the data provided would be reflective of the previous month, or thirty days behind the current month; and that the report would need to include a disclaimer identifying the data as preliminary and raw. At the July 26, 2017 meeting, City Council recommended that staff add columns reflective of felony and misdemeanor arrests. During the September 26, 2017 meeting, City Council recommended staff add

traffic violations/citations data and the total calls for service broken down per month. Crime statistics that were released in the time that passed since the last meeting of the City Council are attached.

Environmental

Crime statistics are not a project pursuant to the California Environmental Quality Act (CEQA) and no environmental review is required.

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

Not applicable

Fiscal Impact

Not applicable.

Prior City Council/Commission Action

On July 25, 2017, the Public Safety Commission approved the receival of a monthly crime statistics report.

On July 26, 2017, the City Council approved the receival of a monthly crime statistics report and requested columns reflective of felony and misdemeanor arrests.

On September 26, 2017, the City Council recommended that the report include traffic violations and citations data.

Attachment(s)

Attachment 1 - Eastvale Crime Statistics Report February 2025

CITY OF EASTVALE

Crime Data & Statistics

90-Day / Year-Over-Year

TOTAL PART I CRIMES | 90-Day / Year-Over-Year								
PART I CRIMES	**DEC 2023**	**DEC 2024**	**JAN 2024**	**JAN 2025**	**FEB 2024**	**FEB 2025**	**YTD-2024**	**YTD-2025**
Homicide	0	0	0	0	0	0	0	0
Arson	0	0	1	0	0	0	1	0
Aggravated Assault	8	11	17	11	21	11	160	22
Burglary	11	12	9	18	11	2	120	20
Larceny Theft	79	81	67	45	105	54	1,000	99
Rape	1	1	3	2	0	0	14	2
Robbery	3	0	0	0	5	4	24	4
Vehicle Theft	12	19	10	6	9	5	129	11
Total Part I Crimes	**114**	**124**	**107**	**82**	**151**	**76**	**1,448**	**158**

TOTAL VIOLENT CRIMES | 90-Day / Year-Over-Year								
PART I CRIME	**DEC 2023**	**DEC 2024**	**JAN 2024**	**JAN 2025**	**FEB 2024**	**FEB 2025**	**YTD-2024**	**YTD-2025**
Homicide	0	0	0	0	0	0	0	0
Rape	1	1	3	2	0	0	14	2
Robbery	3	0	0	0	5	4	24	4
Aggravated Assault	8	11	17	11	21	11	160	22
Arson	0	0	1	0	0	0	1	0
Total Violent Crimes	**12**	**12**	**21**	**13**	**26**	**15**	**199**	**28**

TOTAL PROPERTY CRIMES | 90-Day / Year-Over-Year								
PROPERTY CRIMES	**DEC 2023**	**DEC 2024**	**JAN 2024**	**JAN 2025**	**FEB 2024**	**FEB 2025**	**YTD-2024**	**YTD-2025**
Burglary	11	12	9	18	11	2	120	20
Vehicle Theft	12	19	10	6	9	5	129	11
Larceny Theft	79	81	67	45	105	54	1,000	99
Total Property Crimes	**102**	**112**	**86**	**69**	**125**	**61**	**1,249**	**130**

CALLS FOR SERVICE 90-Day / Year-Over-Year								
CALL NATURE	**DEC 2023**	**DEC 2024**	**JAN 2024**	**JAN 2025**	**FEB 2024**	**FEB 2025**	**YTD-2024**	**YTD-2025**
Mail Theft	8	6	7	7	11	9	87	16
Total Calls	**1,760**	**1,894**	**2,231**	**1,981**	**2,041**	**2,094**	**27,037**	**4,075**

TOTAL ARRESTS								
CHARGE LEVEL	**DEC 2023**	**DEC 2024**	**JAN 2024**	**JAN 2025**	**FEB 2024**	**FEB 2025**	**YTD-2024**	**YTD-2025**
Felony Arrests	9	5	15	11	11	4	**133**	**15**
Misdemeanor Arrests	29	26	38	32	22	21	**366**	**53**
Total Arrests	**38**	**31**	**53**	**43**	**33**	**25**	**499**	**68**

DISCLAIMER: *This report's crime data figures are preliminary and pending year-end verification by CA-DOJ and the FBI. All crime data is derived from the Riverside Sheriff's Records Management System (RMS) and is current as of the date of publishing. The Crime data is dynamic and can change based on a change in crime verification or how fast reports are written and entered.*

CITY OF EASTVALE

Crime Data & Statistics

CY-2025

TOTAL PART I CRIMES													
PART I CRIMES	**JAN**	**FEB**	**MAR**	**APR**	**MAY**	**JUN**	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	**DEC**	**YTD**
Homicide	0	0											**0**
Arson	0	0											**0**
Aggravated Assault	11	11											**22**
Burglary	18	2											**20**
Larceny Theft	45	54											**99**
Rape	2	0											**2**
Robbery	0	4											**4**
Vehicle Theft	6	5											**11**
Total Crime	**82**	**76**											**158**

TOTAL VIOLENT CRIMES													
PART I CRIME	**JAN**	**FEB**	**MAR**	**APR**	**MAY**	**JUN**	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	**DEC**	**YTD**
Homicide	0	0											**0**
Rape	2	0											**2**
Robbery	0	4											**4**
Aggravated Assault	11	11											**22**
Arson	0	0											**0**
Total Crime	**13**	**15**											**28**

TOTAL PROPERTY CRIMES													
PROPERTY CRIMES	**JAN**	**FEB**	**MAR**	**APR**	**MAY**	**JUN**	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	**DEC**	**YTD**
Burglary	18	2											**20**
Vehicle Theft	6	5											**11**
Larceny Theft	45	54											**99**
Total Crime	**69**	**61**											**130**

TOTAL CALLS FOR SERVICE													
CALL NATURE	**JAN**	**FEB**	**MAR**	**APR**	**MAY**	**JUN**	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	**DEC**	**YTD**
Mail Thefts	7	9											**16**
Total Calls	**1,981**	**2,094**											**4,075**

TOTAL ARRESTS													
CHARGE LEVEL	**JAN**	**FEB**	**MAR**	**APR**	**MAY**	**JUN**	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	**DEC**	**YTD**
Felony Arrests	11	4											**15**
Misdemeanor	32	21											**53**
Total Arrests	**43**	**25**											**68**

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CITY OF EASTVALE

Traffic Enforcement Statistics

CY-2025

TOTAL TRAFFIC COLLISIONS													
TRAFFIC COLLISIONS	**JAN**	**FEB**	**MAR**	**APR**	**MAY**	**JUN**	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	**DEC**	**YTD**
T/C – No Injury	50	38											**88**
T/C – w/ Injury	10	5											**15**
T/C – Fatality	1	0											**1**
Hit & Run – No Injury	11	5											**16**
Hit & Run – w/ Injury	0	0											**0**
Total Collisions	**72**	**48**											**120**

TOTAL TRAFFIC CITATIONS													
TRAFFIC CITATIONS	**JAN**	**FEB**	**MAR**	**APR**	**MAY**	**JUN**	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	**DEC**	**YTD**
Parking	71	100											**171**
Traffic / Moving	120	270											**390**
Commercial	167	164											**331**
Total Citations	**358**	**534**											**892**

TRAFFIC ENFORCEMENT ACTIVITY													
TRAFFIC INCIDENTS	**JAN**	**FEB**	**MAR**	**APR**	**MAY**	**JUN**	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	**DEC**	**YTD**
DUI (Arrests/Cites)	6	7											**13**
Street Racing (VC 23103)	23	17											**40**

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CITY OF EASTVALE

AGENDA STAFF REPORT

City Council Meeting
CONSENT CALENDAR
Agenda Item No. 11.6
April 23, 2025

Lot Tie Covenant for the Eastvale Civic Center Site

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

Recommended Action(s)
City staff recommends that the City Council approve the Covenant to Hold Property as One Parcel (Lot Tie Covenant) and authorize the City Manager to execute the Agreement.

Summary
Phase 1 of the Eastvale Civic Center Project includes City Hall, a Library, Police Station, Park, and Plaza, located on Lots 65 and S of Tract No. 38594. The City of Eastvale is the legal owner of both lots, as indicated by the Grant Deed recorded in the Official Records of Riverside County, California, on February 7, 2025, as Document No. 2025-0039580.

Background
A Lot Tie Covenant allows two or more adjoining parcels under common ownership to be treated as one parcel for development purposes without having to formally merge the lots under the Subdivision Map Act or perform a lot line adjustment.

Environmental
CEQA review of the development of Lots S and 65 as the future Eastvale civic center was was conducted prior to the approval of the tentative map for Tract No. 38594 creating both lots. This tract is within the boundaries of the Leal Master Plan and is consistent with the Leal Master Plan as amended by the City Council on May 11, 2022. An Addendum to the Certified Program Environmental Impact Report for the Leal Master Plan was approved by the City Council concurrently with the approval of the Leal Master Plan amendment in accordance with CEQA Guideline 15162.

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

Not applicable.

Fiscal Impact

There is no fiscal impact to the General Fund.

Prior City Council/Commission Action

On February 14, 2024, the City Council approved the Final Map for Tract No. 38594.

Attachment(s)

Attachment 1 - Lot Tie Covenant

RECORDING REQUESTED BY:
AND WHEN RECORDED MAIL TO:

City of Eastvale
City Clerk's Office
12363 Limonite Ave., Suite 910
Eastvale, CA 91752

THE AREA ABOVE IS RESERVED FOR RECORDER'S USE

COVENANT TO HOLD PROPERTY AS ONE PARCEL

The City of Eastvale, a California general law city ("City") owns the hereinafter legally described real property located in the City of Eastvale, County of Riverside, State of California:

Parcel 1:
LOT 65 OF TRACT NO. 38594, AS SHOWN ON THE SUBDIVISION MAP RECORDED ON MARCH 15, 2024, IN BOOK 494, PAGES 87 TO 115, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER FOR THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS AMENDED BY THE CERTIFICATE OF CORRECTION RECORDED ON MARCH 27, 2025, AS DOCUMENT NO. 2025-0091412 IN THE OFFICE OF THE COUNTY RECORDER FOR THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

APN: 164-780-029

Parcel 2:
LOT "S" OF TRACT NO. 38594, AS SHOWN ON THE SUBDIVISION MAP RECORDED ON MARCH 15, 2024, IN BOOK 494, PAGES 87 TO 115, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER FOR THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS AMENDED BY THE CERTIFICATE OF CORRECTION RECORDED ON MARCH 27, 2025, AS DOCUMENT NO. 2025-0091412 IN THE OFFICE OF THE COUNTY RECORDER FOR THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

APN: 164-780-034

The City hereby covenants that, for the purpose of compliance with the California Building Standards Code, as amended and adopted by the City, the above legally described real property shall be held as one parcel and no portion shall be sold separately. This covenant is executed for the purpose of creating a single building site for the development of the City of Eastvale Civic Center, which will involve the construction of the following buildings: City Hall, Library, and Police Station.

This covenant and agreement shall run with the above described land, shall be binding upon the City and any future owners, their successors, heirs and assignees, and shall continue in effect until the Building Official of the City of Eastvale determines that this covenant is no longer required by law and approves its termination and issues a release.

The City Council of the City of Eastvale consented to the recordation of this Covenant at its regular meeting on the 23rd day of April, 2025 and authorized and directed the City Manager of the City to execute this Covenant on its behalf.

Date: _____

_____
Mark Orme, City Manager
City of Eastvale

[signature must be notarized]

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council Meeting
CONSENT CALENDAR
Agenda Item No. 11.7
April 23, 2025

Interim Financial Report - Fiscal Year 2024-25, Quarter 2 and Budget Amendment for Cal Recycle SB 1383 Expenditures

Prepared By:

Amanda Wells, Finance Director/City Treasurer

Recommended Action(s)

Staff recommends that the City Council:

1. Receive and file the Interim Financial Report for Fiscal Year 2024-25, Quarter 2 ending December 31, 2024; and

2. Approve and Adopt Resolution 25-XX Amending the 2024-25 Fiscal Year Operating Budget for Cal Recycle Funded SB 1383 Expenditures.

Summary

The goal of the Fiscal Year 2024-25 Annual Operating and Capital Improvement Budget served to establish both long-term and short-term financial planning for the City while adhering to regulations set by the Governmental Accounting Standards Board (GASB). The comprehensive budget illustrates City Council's commitment to providing cost effective municipal services. City Council adopts an operating and capital improvement budget every year, which commits resources for the accomplishment of the City's Strategic Plan, policies, and execution of services to the public. The budget report identifies target areas while measuring achievements to ensure departments remain transparent and on track. An abundant amount of time, analysis, and data from various resources helps establish projections to forecast proper revenue and expenditure budgets. The budget is a dynamic document that is amended throughout the year for various reasons, including City Council

actions on department requests, actions by third parties which impact the budget plan, or changes in the economy.

The Quarterly Interim Financial Report is intended to serve as an update to City Council on the City's revenue and expenditure performance with respect to budget. This particular Interim Financial Report is for the second (2) quarter of fiscal year 2024-25 ending December 31, 2024. The figures in the attached reports represent the unaudited financials for quarter four as of April 7, 2025. It is important to note that the figures contained within the report do not reflect audited financials for the current fiscal year, and figures may be adjusted in accordance with audit standards.

Background

Detail regarding the Interim Financial Report can be found in attachment 1, Interim Financial Report.

Environmental

Government fiscal activities and budget appropriations are not considered a Project as defined by the California Environmental Quality Act (CEQA) and no environmental review is required.

Strategic Plan Action - Priority Level: 3 | Target #: C | Goal #: H

Ensure that City revenues align with expenditures.

Fiscal Impact

The interim report for quarter two of fiscal year 2024-25 as a stand alone item does not cause a fiscal impact to the city. However, staff wishes to add expenditure budget related to the Cal Recycle funded Senate Bill 1383 expenditures that were not added during the initial 2024-25 budget planning process. A budget resolution is required to amend the fiscal year 2024-25 operating in the amount of $217,740 in the Miscellaneous Grants Fund accounts listed below:

Funding Source	Account	Adopted Budget	Additional Appropriations	Total Amended Budget
Miscellaneous Grants Fund	240-311-6490-73002-0000	$0	$187,740	$187,740
Miscellaneous Grants Fund	240-311-6590-73002-0000	0	30,000	30,000
Total		**$0**	**$217,740**	**$217,740**

The Cal Recycle Grant fully funds these expenditures, as a result there is no impact to the city's General Fund.

Prior City Council/Commission Action

In preparation for the adoption of the Fiscal-Year 2024-25 Annual Operating Budget staff followed the budget timeline as contained within the 2024-25 budget document. The City Council held a Strategic planning Workshop and Priorities Update on February 28, 2024. City Council was also presented with a budget goal setting session and workshop conducted on April 24, 2024. On June 12, 2024 the draft budget was presented to Council as a budget study session, no changes were made to the proposed budget. On June 26, 2024 the City Council unanimously adopted the budget. On December 11, 2024, the City Council received and filed the Fiscal Year 2024-25 Quarter 1 Interim

Financial Report.

Attachment(s)

Attachment 1 - Interim Financial Report: FY 2024-25 Quarter 2
Attachment 2 - Budget Resolution

INTERIM FINANCIAL REPORT
QUARTER TWO | 6 MONTHS

FISCAL YEAR 2024-2025

CITY OF
EASTVALE
CALIFORNIA



CITY OF EASTVALE

UNAUDITED

Fiscal Year 2024-25

Interim Financial Report | QUARTER ONE ending December 31, 2024 | 6 months

General Fund Summary by Category

Description	Audited Actuals 2021-22	Audited Actuals 2022-23	Un-Audited Actuals 2023-24	Amended Budget 2024-25	Actuals 12/31/2024	% Budget Used	Amount Over(Under) Budget 2024-25
GENERAL FUND							
Revenues							
Property Taxes	$ 3,662,139	$ 4,004,362	$ 4,004,968	$ 4,215,800	1,315,857	31%	$ (2,899,943)
Sales & Use Tax	44,710,286	47,356,371	58,319,348	50,100,000	15,657,377	31%	(34,442,623)
Franchise Fees	1,971,912	6,556,660	2,700,740	2,635,000	844,819	32%	(1,790,181)
Transient Occupancy Tax	-	-	-	250,000	62,105	25%	(187,895)
License, Permits & Fees	2,333,526	2,347,535	3,701,400	5,371,750	3,234,077	60%	(2,137,673)
Fines, Penalties & Forfeitures	567,641	724,866	713,504	1,020,000	330,304	32%	(689,696)
Intergovernmental	6,367,511	6,077,206	6,632,569	6,460,000	127,313	2%	(6,332,687)
Use of Money & Property	151,235	1,511,747	5,289,049	5,800,000	3,364,157	58%	(2,435,843)
Miscellaneous	772,062	299,556	374,955	240,060	125,967	52%	(114,093)
Transfers In	7,417,458	298,240	531,786	510,406	-	0%	(510,406)
Total General Fund Revenues	**67,953,770**	**69,176,543**	**82,268,318**	**76,603,016**	**25,061,976**	**33%**	**(51,541,040)**
Expenditures							
Personnel	$ 5,181,118	$ 6,127,883	$ 7,514,498	$ 11,603,246	4,177,481	36%	$ (7,425,765)
Contract Services (Law Enforcement)	10,929,074	12,445,838	13,215,383	14,590,233	3,940,848	27%	(10,649,385)
Contract Services	3,865,613	3,934,059	3,848,020	6,681,185	1,474,902	22%	(5,206,283)
Maintenance	205,290	345,138	291,750	588,210	115,615	20%	(472,595)
Operations	3,648,346	960,061	2,627,366	3,757,290	1,531,350	41%	(2,225,940)
Capital Outlay	187,826	758,553	(367,180)	730,850	369,562	51%	(361,288)
Debt Service	3,109,421	533,242	697,014	890,000	98,698	11%	(791,302)
Transfers Out	6,597,427	12,761,462	15,247,922	12,231,499	12,231,506	100%	7
Total General Fund Expenditures	**33,724,114**	**37,866,236**	**43,074,773**	**51,072,513**	**23,939,963**	**47%**	**(27,132,550)**
NET REVENUE	***34,229,656***	***31,310,307***	***39,193,545***	***25,530,503***	***1,122,013***		
OTHER PURPOSE GENERAL FUNDS							
RESTRICTED STRUCTURAL FIRE FUND							
Revenues							
Property Taxes (Restricted for Fire Services)	$ 7,601,854	$ 8,379,338	$ 9,196,030	$ 9,070,000	2,852,097	31%	$ (6,217,903)
Sales & Use Tax	-	-	-	-	-	0%	-
Franchise Fees	-	-	-	-	-	0%	-
Other Taxes	-	-	-	-	-	0%	-
License, Permits & Fees	94,451	77,971	143,895	110,000	34,652	32%	(75,348)
Fines, Penalties & Forfeitures	-	92,793	86,348	90,000	-	0%	(90,000)
Intergovernmental	-	-	-	-	-	0%	-
Use of Money & Property	(1,616)	432,432	625,717	320,000	353,320	110%	33,320
Miscellaneous	-	-	-	-	-	0%	-
Transfers	-	-	-	-	-	0%	-
Total Fire Fund Revenues	**7,694,689**	**8,982,534**	**10,051,989**	**9,590,000**	**3,240,069**	**34%**	**(6,349,931)**
Expenditures							
Salaries	$ 808	$ -	$ -	$ -	-	0%	$ -
Benefits	-	-	-	-	-	0%	-
Contract Services	5,654,282	6,298,267	6,821,529	8,021,400	9,909	0%	(8,011,491)
Maintenance	56,463	70,167	77,995	85,000	21,527	25%	(63,473)
Operations	447,634	(87,248)	205,979	289,618	48,391	17%	(241,227)
Capital Outlay	38,200	26,094	-	1,015,000	-	0%	(1,015,000)
Debt Service	262,228	272,717	278,171	300,000	-	0%	(300,000)
Transfers Out	-	-	-	-	-	0%	-
Total General Fund Expenditures	**6,459,615**	**6,579,997**	**7,383,673**	**9,711,018**	**79,827**	**1%**	**(9,631,191)**
NET REVENUE	***1,235,074***	***2,402,537***	***2,668,316***	***(121,018)***	***3,160,241***		

CITY OF EASTVALE

UNAUDITED

Fiscal Year 2024-25

Interim Financial Report | QUARTER ONE ending December 31, 2024 | 6 months

General Fund Summary by Departments

	Description	Audited Actuals 2021-22	Audited Actuals 2022-23	Un-Audited Actuals 2023-24	Amended Budget 2024-25	Actuals 12/31/2024	% Budget Used	Amount Over(Under) Budget 2023-24
GENERAL FUND								
Revenues								
	General Services							
	Non Departmental	$ 65,076,959	$ 66,138,827	$ 78,086,136	$ 70,561,266	21,742,245	31%	$ (48,819,021)
	City Clerk	54,411	74,273	108,780	70,150	37,381	53%	(32,769)
	City Manager	10,258	-	-	-	-	0%	-
	Community Services & Recreation	-	-	-	20,000	3,115	16%	(16,885)
	Finance	126,297	145,228	184,249	170,100	88,664	52%	(81,436)
	Non Departmental	-	-	-	-	-	0%	-
	City Attorney	80,205	22,944	30,346	15,000	12,771	85%	(2,229)
	Subtotal General Services	**65,348,130**	**66,381,272**	**78,409,511**	**70,836,516**	**21,884,175**	**31%**	**(48,952,341)**
	Community Development							
	Community Development	$ 209,777	$ 117,231	$ 380,719	$ 255,000	236,418	93%	$ (18,582)
	Subtotal Community Development	**209,777**	**117,231**	**380,719**	**255,000**	**236,418**	**93%**	**(18,582)**
	Public Works							
	Public Works	$ 854,409	$ 778,728	$ 937,868	$ 835,000	631,809	76%	$ (203,191)
	Subtotal Community Development	**854,409**	**778,728**	**937,868**	**835,000**	**631,809**	**76%**	**(203,191)**
	Community Safety							
	Community Safety	$ 905,318	$ 1,240,799	$ 1,903,631	$ 3,693,000	2,000,522	54%	$ (1,692,479)
	Subtotal Community Safety	**905,318**	**1,240,799**	**1,903,631**	**3,693,000**	**2,000,522**	**54%**	**(1,692,479)**
	Public Safety							
	Public Safety	$ 636,137	$ 658,514	$ 636,589	$ 983,500	309,052	31%	$ (674,448)
	Subtotal Public Safety	**636,137**	**658,514**	**636,589**	**983,500**	**309,052**	**31%**	**(674,448)**
	Total General Fund Revenues	**67,953,770**	**69,176,543**	**82,268,318**	**76,603,016**	**25,061,976**	**33%**	**(51,541,040)**
Expenditures								
	General Services							
100	City Council	$ 224,419	$ 162,650	$ 161,344	$ 307,206	87,722	29%	$ (219,484)
110	City Attorney	317,860	295,852	307,171	382,800	111,063	29%	(271,737)
290	Non Departmental	11,394,573	12,680,685	15,793,582	14,588,989	12,635,461	87%	(1,953,528)
	Subtotal General Services	**11,936,851**	**13,139,186**	**16,262,097**	**15,278,995**	**12,834,245**	**84%**	**$ (2,444,750)**
	City Manager							
200	City Manager	$ 609,470	$ 521,256	$ 595,799	$ 756,002	286,267	38%	$ (469,735)
220	Human Resources	651,178	601,869	743,535	993,821	345,900	35%	(647,921)
230	Risk Management	386,678	388,154	550,270	873,200	756,556	87%	(116,644)
720	Community Services & Recreation	682,857	1,003,507	1,078,775	1,289,256	573,507	44%	(715,749)
	Subtotal City Manager	**2,330,184**	**2,514,787**	**2,968,379**	**3,912,279**	**1,962,230**	**50%**	**(1,950,049)**
	Government Services							
120	City Clerk	$ 444,667	$ 579,863	$ 497,458	$ 851,385	247,274	29%	$ (604,111)
240	Information Technology	304,454	289,575	375,722	413,195	154,381	37%	(258,814)
260	Communications	244,365	320,256	374,202	432,542	203,949	47%	(228,593)
	Subtotal Government Services	**993,486**	**1,189,694**	**1,247,381**	**1,697,122**	**605,603**	**36%**	**$ (1,091,519)**
	Finance							
210	Finance	$ 910,324	$ 1,139,254	$ 1,231,399	$ 2,053,716	649,270	32%	$ (1,404,446)
	Subtotal Finance	**910,324**	**1,139,254**	**1,231,399**	**2,053,716**	**649,270**	**32%**	**$ (1,404,446)**
	Community Development							
301	Administration	$ 1,108,869	$ 1,356,552	$ 474,789	$ 455,353	166,389	37%	$ (288,964)
300	Planning	610,794	686,329	665,670	1,118,907	367,508	33%	(751,399)
302	Economic Development	-	-	718,113	1,138,720	434,232	38%	(704,488)
	Subtotal Community Development	**1,719,663**	**2,042,881**	**1,858,571**	**2,712,980**	**968,130**	**36%**	**$ (1,744,851)**

CITY OF EASTVALE
Fiscal Year 2024-25
Interim Financial Report | QUARTER ONE ending December 31, 2024 | 6 months

UNAUDITED

General Fund Summary by Departments

	Description	Audited Actuals 2021-22	Audited Actuals 2022-23	Un-Audited Actuals 2023-24	Amended Budget 2024-25	Actuals 12/31/2024	% Budget Used	Amount Over(Under) Budget 2023-24
	Public Works							
320	Engineering	$ 1,447,314	$ 1,419,521	$ 2,041,620	$ 3,256,118	998,783	31%	$ (2,257,335)
500	Public Works	368,711	275,437	596,730	1,825,397	312,060	17%	(1,513,337)
295	Facility Maintenance	467,728	557,645	371,872	572,932	176,698	31%	(396,234)
296	Facility Landscaping	-	181,504	149,746	300,842	78,315	26%	(222,527)
600	Landscaping (public right-of-way)	1,074	-	-	-	-	0%	-
	Subtotal Community Development	**2,284,828**	**2,434,108**	**3,159,967**	**5,955,289**	**1,565,856**	**26%**	**$ (4,389,433)**
	Community Safety							
311	Administration	$ 19,679	$ 315,828	$ 541,379	$ 984,748	360,589	37%	$ (624,159)
310	Building Safety	1,337,997	1,273,580	1,111,581	1,863,944	349,945	19%	(1,513,999)
330	Community Enhancement & Safety	764,036	811,417	765,922	984,857	333,844	34%	(651,013)
	Subtotal Community Safety	**2,121,711**	**2,400,825**	**2,418,882**	**3,833,549**	**1,044,377**	**27%**	**$ (2,789,172)**
	Public Safety							
400	Law Enforcement	$ 11,097,700	$ 12,621,198	$ 13,537,188	$ 15,111,083	4,194,237	28%	$ (10,916,846)
430	Animal Control	233,268	276,155	274,649	367,500	102,985	28%	(264,515)
440	Crossing Guards	96,099	108,149	116,260	150,000	13,029	9%	(136,971)
	Subtotal Public Safety	**11,427,066**	**13,005,502**	**13,928,096**	**15,628,583**	**4,310,252**	**28%**	**$ (11,318,331)**
	Total General Fund Expenditures	**33,724,114**	**37,866,236**	**43,074,773**	**51,072,513**	**23,939,963**	**47%**	**(27,132,550)**
	TOTAL GENERAL FUND NET REVENUE	***34,229,656***	***31,310,307***	***39,193,545***	***25,530,503***	***1,122,013***		
	OTHER PURPOSE GENERAL FUNDS							
	RESTRICTED STRUCTURAL FIRE FUND							
	Revenues							
	Property Taxes (Restricted for Fire Services	$ 7,601,854	$ 8,379,338	$ 9,196,030	$ 9,070,000	$ 2,852,097	31%	$ (6,217,903)
	Sales & Use Tax	-	-	-	-	-	0%	-
	Franchise Fees	-	-	-	-	-	0%	-
	Other Taxes	-	-	-	-	-	0%	-
	License, Permits & Fees	94,451	77,971	143,895	110,000	34,652	32%	(75,348)
	Fines, Penalties & Forfeitures	-	92,793	86,348	90,000	-	0%	(90,000)
	Intergovernmental	-	-	-	-	-	0%	-
	Use of Money & Property	(1,616)	432,432	625,717	320,000	353,320	110%	33,320
	Miscellaneous	-	-	-	-	-	0%	-
	Transfers	-	-	-	-	-	0%	-
	Total Fire Fund Revenues	**7,694,689**	**8,982,534**	**10,051,989**	**9,590,000**	**3,240,069**	34%	**(6,349,931)**
	Expenditures							
	Public Safety							
290	General Government	$ 504,045	$ 30,899	$ 278,171	$ 300,000	-	0%	$ (300,000)
295	Facility Maintenance	187,895	146,078	194,022	253,450	65,128	26%	(188,322)
296	Facility Landscaping	-	22,065	32,470	71,600	3,122	4%	(68,478)
320	Engineering	808	-	-	-	-	0%	-
420	Fire Services	5,766,867	6,380,954	6,879,010	9,085,968	11,577	0%	(9,074,391)
	Total Fire Fund Expenditures	**6,459,615**	**6,579,997**	**7,383,673**	**9,711,018**	**79,827**	1%	**$ (9,631,191)**
	TOTAL FIRE FUND NET REVENUE	***1,235,074***	***2,402,537***	***2,668,316***	***(121,018)***	***3,160,241***		

CITY OF EASTVALE

UNAUDITED

Fiscal Year 2024-25

Interim Financial Report | QUARTER ONE ending December 31, 2024 | 6 months

General Fund Operating Summary

Description	Audited Actuals 2021-22	Audited Actuals 2022-23	Un-Audited Actuals 2023-24	Amended Budget 2024-25	Actuals 12/31/2024	% Budget Used	Amount Over(Under) Budget 2023-24
GENERAL FUND							
Operating Revenues							
Property Taxes	$ 3,662,139	$ 4,004,362	$ 4,004,968	$ 4,215,800	$ 1,315,857	31%	$ (2,899,943)
Sales & Use Tax	28,310,286	32,156,371	31,415,102	36,460,000	11,633,577	32%	(24,826,423)
Franchise Fees	1,971,912	2,556,660	2,700,740	2,635,000	844,819	32%	(1,790,181)
Transient Occupancy Tax	-	-	-	250,000	62,105	25%	(187,895)
License, Permits & Fees	2,333,526	2,347,535	3,701,400	2,601,750	1,459,077	56%	(1,142,673)
Fines, Penalties & Forfeitures	567,641	724,866	713,504	1,020,000	330,304	32%	(689,696)
Intergovernmental	6,367,511	6,077,206	6,632,569	6,460,000	127,313	2%	(6,332,687)
Use of Money & Property	365,078	1,024,247	3,053,362	1,110,000	550,157	50%	(559,843)
Miscellaneous	772,062	299,556	374,955	240,060	125,967	52%	(114,093)
Transfers In	57,239	298,240	531,786	510,406	-	0%	(510,406)
Total General Fund Operating Revenues	**44,407,394**	**49,489,043**	**53,128,385**	**55,503,016**	**16,449,176**	30%	**(39,053,840)**
Operating Expenditures							
Personnel	$ 5,181,118	$ 6,127,883	$ 7,514,498	$ 11,603,246	$ 4,177,481	36%	$ (7,425,765)
Contract Services (Law Enforcement)	10,929,074	12,445,838	13,215,383	14,590,233	3,940,848	27%	(10,649,385)
Contract Services	3,865,613	3,934,059	3,848,020	6,681,185	1,474,902	22%	(5,206,283)
Maintenance	205,290	345,138	291,750	588,210	115,615	20%	(472,595)
Operations	2,343,271	960,061	2,627,366	3,757,290	1,531,350	41%	(2,225,940)
Capital Outlay	187,826	758,553	(367,180)	730,850	369,562	51%	(361,288)
Debt Service	1,250,371	533,242	697,014	890,000	98,698	11%	(791,302)
Transfers Out	735,475	40,703	19,640	8,809	(8,246)	-94%	(17,055)
Total General Fund Operating Expenditures	**24,698,037**	**25,145,477**	**27,846,491**	**38,849,823**	**11,700,211**	30%	**(27,149,612)**
NET OPERATING REVENUE	***19,709,357***	***24,343,566***	***25,281,894***	***16,653,193***	***4,748,965***		
Non-Operating Revenues							
Sales Tax	$ 16,400,000	$ 15,200,000	$ 26,904,246	$ 13,640,000	$ 4,023,800	30%	$ (9,616,200)
Franchise Fees (Retention Fees)	-	4,000,000	-	-	-	0%	-
Licenses, Permits & Fees (One-Time Construction	-	-	-	2,770,000	1,775,000	64%	(995,000)
Use of Money and Property (Interest)	192,293	487,500	807,127	4,690,000	2,814,000	60%	(1,876,000)
Use of Money and Property (Unrealized Gain/Los	(406,136)	-	1,428,560	-	-	0%	-
Transfers In (ARPA SLFRF)	7,360,219	-	-	-	-	0%	-
Total General Fund Non-Operating Revenues	**23,546,376**	**19,687,500**	**29,139,933**	**21,100,000**	**8,612,800**	41%	**(12,487,200)**
Non-Operating Expenditures							
Operations (Unrealized Loss)	$ 1,305,075	$ -	$ -	$ -	$ -	0%	$ -
Debt Service (Tarpon Properties Payoff)	1,859,050	-	-	-	-	0%	-
Transfers Out (Streetlight Payoff)	3,808,933	-	-	-	-	0%	-
Transfers Out (Capital Replacement Reserves)	-	1,303,652	1,020,000	1,140,000	1,020,000	89%	(120,000)
Transfers Out (CIP)	2,053,019	11,417,107	14,208,282	11,082,690	11,219,752	101%	137,062
Total General Fund Non-Operating Expenditu	**9,026,077**	**12,720,759**	**15,228,282**	**12,222,690**	**12,239,752**	100%	**17,062**
NET NON-OPERATING REVENUE	***14,520,299***	***6,966,741***	***13,911,651***	***8,877,310***	***(3,626,952)***		

UNAUDITED

General Fund Operating Summary

Description	Audited Actuals 2021-22	Audited Actuals 2022-23	Un-Audited Actuals 2023-24	Amended Budget 2024-25	Actuals 12/31/2024	% Budget Used	Amount Over(Under) Budget 2023-24
OTHER PURPOSE GENERAL FUNDS							
RESTRICTED STRUCTURAL FIRE FUND							
Operating Revenues							
Property Taxes (Restricted for Fire Services)	$ 7,601,854	$ 8,379,338	$ 9,196,030	$ 9,070,000	2,852,097	31%	$ (6,217,903)
Sales & Use Tax	-	-	-	-	-	0%	-
Franchise Fees	-	-	-	-	-	0%	-
Other Taxes	-	-	-	-	-	0%	-
License, Permits & Fees	94,451	77,971	143,895	110,000	34,652	32%	(75,348)
Fines, Penalties & Forfeitures	-	92,793	86,348	90,000	-	0%	(90,000)
Intergovernmental	-	-	-	-	-	0%	-
Use of Money & Property	(1,616)	432,432	625,717	320,000	353,320	110%	33,320
Miscellaneous	-	-	-	-	-	0%	-
Transfers	-	-	-	-	-	0%	-
Total Fire Fund Revenues	**7,694,689**	**8,982,534**	**10,051,989**	**9,590,000**	**3,240,069**	**0%**	**(6,349,931)**
Operating Expenditures							
Salaries	$ 808	$ -	$ -	$ -	-	0%	$ -
Benefits	-	-	-	-	-	0%	-
Staff Development	-	-	-	-	-	0%	-
Contract Services	5,654,282	6,298,267	6,821,529	8,021,400	9,909	0%	(8,011,491)
Maintenance	56,463	70,167	77,995	85,000	21,527	25%	(63,473)
Operations	447,634	(87,248)	205,979	289,618	48,391	17%	(241,227)
Capital Outlay	0	0	-	1,015,000	-	0%	(1,015,000)
Debt Service	262,228	272,717	278,171	300,000	-	0%	(300,000)
Transfers Out	-	-	-	-	-	0%	-
Subtotal Fire Fund Expenditures	**6,421,415**	**6,553,903**	**7,383,673**	**9,711,018**	**79,827**	**0%**	**(9,631,191)**
NET OPERATING REVENUE	***1,273,274***	***2,428,631***	***2,668,316***	***(121,018)***	***3,160,241***		
Non-Operating Revenues							
Use of Money and Property (Unrealized Gain/Los	$ -	$ -	$ -	$ -	$ -	0%	$ -
Transfers In	-	-	-	-	-	0%	-
Total Fire Fund Non-Operating Revenues	**-**	**-**	**-**	**-**	**-**	**0%**	**$ -**
Non-Operating Expenditures							
CIP (Fire Station)	$ -	$ -	$ -		$ -	0%	$ -
CIP (Vehicle Purchase)	38,200	26,094	-	-	-	0%	-
Total Fire Fund Non-Operating Expenditures	**38,200**	**26,094**	**-**	**-**	**-**	**0%**	**$ -**
NET NON-OPERATING REVENUE	***(38,200)***	***(26,094)***	**-**	**-**	**-**		

UNAUDITED

Other Funds Summary

*Data includes transfers

	Description	Audited Actuals 2021-22	Audited Actuals 2022-23	Un-Audited Actuals 2023-24	Amended Budget 2024-25	Actuals 12/31/2024	% Budget Used	Amount Over(Under) Budget 2023-24
OTHER FUNDS								
Revenues								
120	General Plan Fund	$ -	$ -	$ 56,795	$ 25,000	$ 63,373	253%	$ 38,373
200	Gas Tax	1,604,905	1,910,031	2,068,582	1,997,500	960,195	48%	(1,037,305)
205	SB1	1,378,406	1,630,373	1,841,295	1,798,800	649,000	36%	(1,149,800)
206	Area Drainage Plan (ADP)	(493)	22,224	30,080	8,800	16,219	184%	7,419
210	Measure A	2,189,098	3,561,411	3,433,382	3,238,500	1,211,842	37%	(2,026,658)
211	TDA Fund	-	146,666	-	-	-	0%	-
220	AQMD	143,575	105,726	155,405	117,100	27,414	23%	(89,686)
230	Grants: Law Enforcement Grants	-	-	-	-	-	0%	-
240	Grants: Miscellaneous Grants Fund	668,027	520,685	10,820,267	6,498,782	2,575,204	40%	(3,923,578)
241	Grants: Coronavirus Relief Fund	-	-	-	-	-	0%	-
242	Grants: American Rescue Plan Act Fund	7,360,219	-	-	-	-	0%	-
243	Public, Educational, or Governmental Access Fund	2,188	1,444	885	-	480	0%	480
250	Grants: Community Development Block Grant	-	-	-	-	7	0%	7
260	Local Law Enforcement Services	165,428	-	-	-	-	0%	-
270	TUMF Reimbursement Fund	-	13,818	451,322	2,700,000	315,216	12%	(2,384,784)
290	Transportation DIF	119,761	520,618	574,123	258,500	115,851	45%	(142,649)
291	Fire DIF	46,690	70,837	144,417	45,500	75,259	165%	29,759
292	Public Facilities DIF	102,648	69,972	226,542	163,000	128,817	79%	(34,183)
293	Road and Bridge Benefit District	454,300	218,470	867,221	125,000	481,401	385%	356,401
294	Quimby Parkland Fees	-	-	12,387	-	211	0%	211
300	LLMD 89-1 Zone 10	3,820	4,743	12	-	-	0%	-
301	LLMD 89-1 Zone 33	1,171	707	185	150	-	0%	(150)
302	LLMD 89-1 Zone 41	171,435	76,992	99,814	80,602	33,562	42%	(47,040)
303	LLMD 89-1 Zone 79	2,593	1,667	1,783	1,813	294	16%	(1,519)
304	LLMD 89-1 Zone 85	3,008	985	1,176	702	562	80%	(140)
305	LLMD 89-1 Zone 111	23,997	24,893	15,827	26,198	3,095	12%	(23,103)
306	LLMD 89-1 Zone 115	3,726	4,094	4,269	4,464	19	0%	(4,445)
307	LLMD 89-1 Zone 116	8,031	7,897	7,233	8,035	1,108	14%	(6,927)
308	LLMD 89-1 Zone 147	1,552	1,717	1,785	1,865	5	0%	(1,860)
309	LLMD 89-1 Zone 151	7,659	9,512	9,702	11,129	-	0%	(11,129)
310	LLMD 89-1 Zone 156	5,750	7,139	7,282	8,353	-	0%	(8,353)
311	Benefit Assessment District 2014-2	12,563	11,259	10,183	7,703	3,706	48%	(3,997)
312	LLMD 2014-1	19,499	18,215	17,087	6,922	4,463	64%	(2,459)
313	LLMD 2014-3	8,489	7,114	9,230	4,673	2,032	43%	(2,642)
314	LLMD 2014-4	6,850	6,071	4,134	1,016	303	30%	(713)
315	Community Facilities District 2019-1	10,162	11,030	9,618	11,914	188	2%	(11,726)
316	Community Facilities District 2024-1 Limonite/Arcl	-	-	-	-	-	0%	-
317	Community Facilities District 2024-2 Zone 1 Leal	-	-	-	-	-	0%	-
400	Community Facilities District 2017-1	74,687	41,746	45,285	93,435	5,336	6%	(88,099)
401	Community Facilities District 2017-2	43,192	49,212	35,390	50,611	1,317	3%	(49,294)
402	Community Facilities District 2020-1 Hamner Place	73,498	95,925	99,168	117,703	-	0%	(117,703)
403	LMD 98-2 ORIGINAL	16,635	11,024	5,485	6,683	357	5%	(6,326)
404	LMD 98-2 ANNEX 01/Zone A	2,006	8,149	4,749	4,729	51	1%	(4,678)
405	LMD 98-2 ANNEX 02/Zone B	41,892	91,834	64,280	125,476	1,653	1%	(123,823)
406	LMD 98-2 ANNEX 03/Zone C	4,299	16,645	10,371	10,183	196	2%	(9,987)
407	LMD 98-2 ANNEX 04/Zone D	6,233	22,287	15,673	15,366	296	2%	(15,070)
408	LMD 98-2 ANNEX 06/Zone F	29,516	22,359	11,367	16,077	762	5%	(15,315)
409	LMD 2001-1 Zone G	1,862	1,092	1,254	1,244	49	4%	(1,195)
410	LMD 2001-1 Zone S	2,420	1,320	1,643	1,649	43	3%	(1,606)
411	LMD 2001-1 Zone W	20,337	14,940	70	130	-	0%	(130)
412	LMD 2001-2 Zone A	49,149	18,360	15,067	30,779	1,073	3%	(29,706)
413	LMD 2001-2 Zone B	26,356	17,360	11,964	18,576	629	3%	(17,947)
414	LMD 2001-2 Zone C	1,423	1,094	674	1,224	27	2%	(1,197)

UNAUDITED

Other Funds Summary

*Data includes transfers

	Description	Audited Actuals 2021-22	Audited Actuals 2022-23	Un-Audited Actuals 2023-24	Amended Budget 2024-25	Actuals 12/31/2024	% Budget Used	Amount Over(Under) Budget 2023-24
415	LMD 2001-2 Zone D	17,303	11,887	7,999	10,479	457	4%	(10,022)
416	LMD 2001-2 Zone F	3,128	3,067	2,633	44,920	234	1%	(44,686)
417	LMD 2001-2 Zone G	26,486	10,287	9,437	16,628	534	3%	(16,094)
418	LMD 2001-2 Zone H	39,891	28,855	19,990	24,204	1,040	4%	(23,164)
419	LMD 2001-2 Zone J	27,374	18,512	13,370	17,295	736	4%	(16,559)
420	LMD 2001-2 Zone K	1,954	1,716	1,880	1,943	9	0%	(1,934)
421	LMD 2001-2 Zone M	2,315	2,771	1,677	1,665	66	4%	(1,599)
422	LMD 2001-3 Zone A	3,901	12,739	13,396	13,679	91	1%	(13,588)
423	LMD 2001-3 Zone B	3,372	9,909	8,173	8,241	209	3%	(8,032)
424	LMD 2001-3 Zone C	22,478	8,419	4,639	13,543	474	3%	(13,069)
425	LMD 2001-3 Zone D	45,713	17,458	9,343	28,634	1,017	4%	(27,617)
426	LMD 2001-3 Zone E	100,204	38,591	22,706	62,312	2,194	4%	(60,118)
427	LMD 2001-3 Zone F	38,201	14,954	4,824	22,328	957	4%	(21,371)
428	LMD 2001-3 Zone G	3,433	7,967	6,918	11,545	117	1%	(11,428)
429	LMD 2001-3 Zone H	15,451	6,331	3,742	14,177	301	2%	(13,876)
430	LMD 2001-3 Zone I	61,716	40,910	25,353	38,671	1,732	4%	(36,939)
431	LMD 2001-3 Zone J	17,644	11,936	7,174	11,188	455	4%	(10,733)
432	LMD 2001-3 Zone K	18,021	14,651	8,290	12,710	394	3%	(12,316)
433	LMD 2001-3 Zone L	19,057	14,175	8,636	12,728	575	5%	(12,153)
434	LMD 2001-3 Zone M	55,807	25,718	15,716	31,542	1,286	4%	(30,256)
435	LMD 2001-3 Zone N	40,800	43,034	20,318	25,427	977	4%	(24,450)
436	LMD 2001-3 Zone O	6,576	2,746	1,519	4,318	140	3%	(4,178)
437	LMD 2001-3 Zone P	38,497	14,526	8,324	23,275	821	4%	(22,454)
438	LMD 2001-3 Zone Q	15,405	5,997	3,618	10,967	350	3%	(10,617)
439	LMD 2001-3 Zone R	1,849	1,699	1,067	1,257	47	4%	(1,210)
440	LMD 2001-3 Zone S	7,430	3,061	1,717	4,568	169	4%	(4,399)
441	LMD 2001-3 Zone T	57,013	21,130	12,021	35,180	1,188	3%	(33,992)
442	LMD 2001-3 Zone U	37,570	14,313	8,485	23,230	711	3%	(22,519)
443	LMD 2001-3 Zone V	63,337	23,359	13,631	39,312	1,325	3%	(37,987)
444	LMD 2001-3 Zone W	19,463	7,854	8,985	12,483	472	4%	(12,011)
445	LMD 2001-3 Zone X	5,519	2,365	1,321	3,385	117	3%	(3,268)
446	LMD 2001-3 Zone Y	9,212	3,689	2,099	5,933	217	4%	(5,716)
447	LMD 2001-3 Zone Z	10,185	4,093	2,296	6,542	214	3%	(6,328)
448	LMD 2001-3 Zone AA	6,467	2,843	1,615	3,905	140	4%	(3,765)
449	LMD 2001-3 Zone BB	6,006	2,464	1,343	3,501	129	4%	(3,372)
450	LMD 2001-3 Zone CC	23,574	17,523	10,601	14,777	558	4%	(14,219)
451	LMD 2001-3 Zone DD	50,873	23,649	14,894	32,114	1,260	4%	(30,854)
452	LMD 2001-3 Zone EE	24,752	9,563	15,881	15,425	844	5%	(14,581)
453	LMD 2001-3 Zone FF	30,391	21,436	12,637	19,431	759	4%	(18,672)
454	LMD 2001-3 Zone GG	15,382	6,056	3,452	9,510	322	3%	(9,188)
455	LMD 2001-3 Zone HH	12,334	4,877	2,771	7,289	300	4%	(6,989)
456	LMD 2001-3 Zone II	27,648	10,433	5,828	17,003	613	4%	(16,390)
457	LMD 2001-3 Zone JJ	4,943	2,102	1,178	2,982	118	4%	(2,864)
458	LMD 2001-3 Zone KK	2,842	1,655	1,664	2,036	-	0%	(2,036)
459	LMD 2001-3 Zone LL	10,721	4,358	2,252	6,591	153	2%	(6,438)
460	LMD 2001-3 Zone MM	8,137	5,042	3,146	4,941	188	4%	(4,753)
461	LMD 2001-3 Zone NN	19,085	7,293	4,227	11,684	455	4%	(11,229)
462	LMD 2001-3 Zone OO	18,826	7,230	4,175	12,397	412	3%	(11,985)
463	LMD 2001-3 Zone PP	22,147	8,413	4,814	14,606	440	3%	(14,166)
464	LMD 2001-3 Zone QQ	8,658	3,648	2,116	5,526	233	4%	(5,293)
465	LMD 2001-3 Zone RR	57,429	21,582	13,226	37,050	1,199	3%	(35,851)
466	LMD 2001-3 Zone SS	21,381	8,167	4,739	13,107	453	3%	(12,654)
467	LMD 2001-3 Zone TT	9,128	3,602	2,056	5,888	206	3%	(5,682)
468	LMD 2001-3 Zone UU	7,023	2,844	1,510	4,913	150	3%	(4,763)
469	LMD 2001-3 Zone VV	5,921	2,434	2,513	4,722	133	3%	(4,589)
470	LMD 2001-3 Zone WW	24,592	9,570	5,583	14,393	537	4%	(13,856)
471	LMD 2001-3 Zone XX	3,489	2,242	2,843	3,597	110	3%	(3,487)

UNAUDITED

Other Funds Summary

*Data includes transfers

	Description	Audited Actuals 2021-22	Audited Actuals 2022-23	Un-Audited Actuals 2023-24	Amended Budget 2024-25	Actuals 12/31/2024	% Budget Used	Amount Over(Under) Budget 2023-24
472	LMD 2001-3 Zone YY	27,233	19,033	11,887	17,410	826	5%	(16,584)
473	LMD 2001-3 Zone ZZ	11,014	4,300	2,726	6,864	276	4%	(6,588)
474	LMD 2001-3 Zone AAA	47,941	17,999	10,753	29,510	1,045	4%	(28,465)
475	LMD 2001-3 Zone BBB	30,674	11,626	6,775	18,817	637	3%	(18,180)
476	LMD 2001-3 Zone CCC	65,738	28,879	17,254	41,253	1,393	3%	(39,860)
477	LMD 2001-3 Zone DDD	56,233	21,166	12,722	34,327	1,158	3%	(33,169)
478	LMD 2001-3 Zone EEE	6,186	2,900	3,459	6,110	145	2%	(5,965)
479	LMD 2001-3 Zone FFF	54,497	20,119	11,827	32,883	1,215	4%	(31,668)
480	LMD 2001-3 Zone GGG	19,694	7,672	4,708	12,126	487	4%	(11,639)
481	LMD 2001-3 Zone HHH	828	2,137	3,910	4,021	-	0%	(4,021)
482	LMD 2001-3 Zone III	26,815	13,216	14,862	15,181	(14)	0%	(15,195)
483	LMD 2001-3 Zone JJJ	31,081	11,775	7,200	18,834	647	3%	(18,187)
484	LMD 2001-3 Zone LLL	6,082	11,151	5,044	4,927	167	3%	(4,760)
485	LMD 2001-3 Zone MMM	20,050	8,225	4,783	13,119	418	3%	(12,701)
486	Illumination District No 2 Subarea 35	8,749	3,795	5,352	20,925	122	1%	(20,803)
487	Illumination District No 2 Subarea 42	2,513	1,496	1,777	2,212	36	2%	(2,176)
488	Illumination District No 2 Subarea 46	9,336	3,263	4,550	13,213	44	0%	(13,169)
489	Illumination District No 2 Subarea 49	11,841	4,113	4,802	4,677	128	3%	(4,549)
490	Illumination District No 2 Subarea 55	2,344	679	684	669	23	3%	(646)
500	Debt Service	4,509,981	-	-	-	-	0%	-
600	Capital Projects	2,143,140	11,417,107	14,208,282	11,082,690	11,108,466	100%	25,776
601	General Information Technology Capital Replacem	-	433,652	50,000	50,000	50,000	100%	-
602	General Fleet Capital Replacement Fund	-	120,000	120,000	240,000	240,000	100%	-
603	General Street Maintenance Capital Fund	-	500,000	500,000	500,000	500,000	100%	-
604	General Facility Maintenance Capital Fund	-	250,000	250,000	250,000	250,000	100%	-
700	Information Technology	-	-	-	-	-	0%	-
	Total Other Fund Revenues	**23,268,586**	**22,951,703**	**36,874,180**	**30,927,351**	**18,868,175**	61%	**(12,059,176)**
	Expenditures							
120	General Plan Fund	$ -	$ -	$ -	$ -	$ -	0%	$ -
200	Gas Tax	1,994,824	1,280,427	2,684,385	4,102,853	190,666	5%	(3,912,187)
205	SB1	1,721,552	(7,078)	3,938,265	1,812,711	21,725	1%	(1,790,986)
206	Area Drainage Plan (ADP)	17,322	(13,822)	-	-	-	0%	-
210	Measure A	1,891,015	1,572,979	4,542,330	8,074,355	512,424	6%	(7,561,931)
211	TDA Fund	102,318	44,348	-	-	-	0%	-
220	AQMD	123,899	1,844	519,472	-	-	0%	-
230	Law Enforcement Grants	-	-	-	-	-	0%	-
240	Grants: Miscellaneous Grants Fund	520,016	479,696	13,029,122	9,812,475	6,926,289	71%	(2,886,186)
241	Grants: Coronavirus Relief Fund	-	-	-	-	-	0%	-
242	Grants: American Rescue Plan Act Fund	7,360,219	-	-	-	-	0%	-
243	Public, Educational, or Governmental Access Fund	-	-	-	-	-	0%	-
250	Grants: Community Development Block Grant	-	-	-	-	-	0%	-
260	Local Law Enforcement Services	165,428	-	-	-	-	0%	-
270	TUMF Reimbursement Fund	344,067	157,993	1,671,198	3,170,812	686,594	22%	(2,484,218)
290	Transportation DIF	6,587	(3,547)	5,170	377	-	0%	(377)
291	Fire DIF	8,376	(7,086)	910	160	-	0%	(160)
292	Public Facilities DIF	9,146	485,117	3,260	1,282	-	0%	(1,282)
293	Road and Bridge Benefit District	229,679	(98,390)	-	196,635	-	0%	(196,635)
294	Quimby Parkland Fees	-	-	-	-	-	0%	-
300	LLMD 89-1 Zone 10	508	159	527	-	18	0%	18
301	LLMD 89-1 Zone 33	425	8	8,095	-	5	0%	5
302	LLMD 89-1 Zone 41	84,713	(14,775)	20,269	62,602	5,748	9%	(56,854)
303	LLMD 89-1 Zone 79	2,966	884	1,493	1,652	513	31%	(1,139)
304	LLMD 89-1 Zone 85	1,174	(374)	147	402	2	0%	(400)
305	LLMD 89-1 Zone 111	19,734	8,522	14,694	17,179	5,142	30%	(12,037)
306	LLMD 89-1 Zone 115	12,838	11,544	14,138	11,454	3,877	34%	(7,577)

UNAUDITED

Other Funds Summary

*Data includes transfers

	Description	Audited Actuals 2021-22	Audited Actuals 2022-23	Un-Audited Actuals 2023-24	Amended Budget 2024-25	Actuals 12/31/2024	% Budget Used	Amount Over(Under) Budget 2023-24
307	LLMD 89-1 Zone 116	6,734	4,950	7,152	7,232	2,095	29%	(5,137)
308	LLMD 89-1 Zone 147	4,315	5,179	5,949	5,592	1,690	30%	(3,902)
309	LLMD 89-1 Zone 151	15,413	19,258	38,973	24,336	6,348	26%	(17,988)
310	LLMD 89-1 Zone 156	10,803	13,403	16,161	14,744	4,264	29%	(10,480)
311	Benefit Assessment District 2014-2	7,887	4,860	7,379	6,938	2,776	40%	(4,162)
312	LLMD 2014-1	8,527	5,096	9,327	6,133	3,944	64%	(2,189)
313	LLMD 2014-3	5,346	3,603	5,701	4,146	2,276	55%	(1,870)
314	LLMD 2014-4	2,399	726	1,613	801	362	45%	(439)
315	Community Facilities District 2019-1	3,840	3,198	4,455	7,907	1,839	23%	(6,068)
316	Community Facilities District 2024-1 Limonite/Arcl	-	-	18,820	-	700	0%	700
317	Community Facilities District 2024-2 Zone 1 Leal	-	-	22,017	-	6,500	0%	6,500
400	Community Facilities District 2017-1	7,697	1,612	26,446	20,149	1,839	9%	(18,310)
401	Community Facilities District 2017-2	20,518	25,840	31,863	57,673	4,594	8%	(53,079)
402	Community Facilities District 2020-1 Hamner Place	83,623	123,806	143,595	229,224	48,260	21%	(180,964)
403	LMD 98-2 ORIGINAL	1,698	5,417	4,509	3,754	969	26%	(2,785)
404	LMD 98-2 ANNEX 01/Zone A	4,197	4,141	3,190	8,255	720	9%	(7,535)
405	LMD 98-2 ANNEX 02/Zone B	28,806	40,253	46,871	45,889	14,414	31%	(31,475)
406	LMD 98-2 ANNEX 03/Zone C	4,028	8,395	6,572	8,688	1,448	17%	(7,240)
407	LMD 98-2 ANNEX 04/Zone D	8,607	10,981	8,858	11,409	1,951	17%	(9,458)
408	LMD 98-2 ANNEX 06/Zone F	2,892	8,944	7,415	8,450	1,788	21%	(6,662)
409	LMD 2001-1 Zone G	145	477	620	4,732	170	4%	(4,562)
410	LMD 2001-1 Zone S	336	995	1,323	13,023	415	3%	(12,608)
411	LMD 2001-1 Zone W	6,258	18,434	18,934	-	9,414	0%	9,414
412	LMD 2001-2 Zone A	3,342	10,987	14,908	11,834	4,284	36%	(7,550)
413	LMD 2001-2 Zone B	2,788	8,921	7,646	9,315	1,989	21%	(7,326)
414	LMD 2001-2 Zone C	130	691	714	536	89	17%	(447)
415	LMD 2001-2 Zone D	1,870	6,090	4,991	6,297	1,274	20%	(5,023)
416	LMD 2001-2 Zone F	528	1,785	1,674	2,221	1,026	46%	(1,195)
417	LMD 2001-2 Zone G	1,616	4,767	7,411	6,405	1,840	29%	(4,565)
418	LMD 2001-2 Zone H	4,696	14,741	11,806	15,574	2,918	19%	(12,656)
419	LMD 2001-2 Zone J	3,096	10,315	8,784	10,634	2,333	22%	(8,301)
420	LMD 2001-2 Zone K	841	2,832	3,572	3,278	1,346	41%	(1,932)
421	LMD 2001-2 Zone M	373	1,360	1,044	1,315	209	16%	(1,106)
422	LMD 2001-3 Zone A	18,822	4,986	5,571	14,081	1,622	12%	(12,459)
423	LMD 2001-3 Zone B	6,507	3,327	2,743	12,946	582	4%	(12,364)
424	LMD 2001-3 Zone C	1,011	2,794	3,505	3,307	899	27%	(2,408)
425	LMD 2001-3 Zone D	2,297	6,211	8,054	6,528	2,393	37%	(4,135)
426	LMD 2001-3 Zone E	5,080	13,735	17,531	16,782	5,173	31%	(11,609)
427	LMD 2001-3 Zone F	447	1,430	1,608	2,599	216	8%	(2,383)
428	LMD 2001-3 Zone G	2,379	4,446	5,160	4,742	1,534	32%	(3,208)
429	LMD 2001-3 Zone H	1,149	3,227	4,002	2,753	1,200	44%	(1,553)
430	LMD 2001-3 Zone I	5,857	18,922	14,481	19,149	3,166	17%	(15,983)
431	LMD 2001-3 Zone J	1,659	5,419	4,148	5,487	890	16%	(4,597)
432	LMD 2001-3 Zone K	2,579	8,217	6,396	6,071	1,473	24%	(4,598)
433	LMD 2001-3 Zone L	2,020	6,185	4,486	6,601	910	14%	(5,691)
434	LMD 2001-3 Zone M	3,567	9,448	10,470	11,902	2,841	24%	(9,061)
435	LMD 2001-3 Zone N	7,409	29,601	17,745	15,249	3,990	26%	(11,259)
436	LMD 2001-3 Zone O	319	935	1,206	1,130	331	29%	(799)
437	LMD 2001-3 Zone P	1,835	5,015	6,465	6,116	1,909	31%	(4,207)
438	LMD 2001-3 Zone Q	900	2,753	3,339	2,752	945	34%	(1,807)
439	LMD 2001-3 Zone R	221	815	726	812	136	17%	(676)
440	LMD 2001-3 Zone S	359	1,063	1,347	1,266	370	29%	(896)
441	LMD 2001-3 Zone T	2,633	7,191	9,158	8,660	2,700	31%	(5,960)
442	LMD 2001-3 Zone U	1,964	12,620	7,046	7,376	2,056	28%	(5,320)
443	LMD 2001-3 Zone V	3,075	9,454	11,293	9,934	3,255	33%	(6,679)
444	LMD 2001-3 Zone W	1,058	3,136	3,824	7,695	1,098	14%	(6,597)
445	LMD 2001-3 Zone X	274	831	1,060	989	286	29%	(703)

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Other Funds Summary

*Data includes transfers

	Description	Audited Actuals 2021-22	Audited Actuals 2022-23	Un-Audited Actuals 2023-24	Amended Budget 2024-25	Actuals 12/31/2024	% Budget Used	Amount Over(Under) Budget 2023-24
446	LMD 2001-3 Zone Y	446	1,311	1,665	1,562	467	30%	(1,095)
447	LMD 2001-3 Zone Z	491	1,424	1,810	1,701	510	30%	(1,191)
448	LMD 2001-3 Zone AA	331	1,015	1,195	1,176	314	27%	(862)
449	LMD 2001-3 Zone BB	262	801	1,020	957	269	28%	(688)
450	LMD 2001-3 Zone CC	2,502	10,381	5,509	8,472	1,106	13%	(7,366)
451	LMD 2001-3 Zone DD	2,821	8,547	8,339	11,167	1,872	17%	(9,295)
452	LMD 2001-3 Zone EE	1,437	3,986	6,422	4,756	1,384	29%	(3,372)
453	LMD 2001-3 Zone FF	3,107	10,264	7,022	10,219	1,692	17%	(8,527)
454	LMD 2001-3 Zone GG	747	2,120	2,692	2,536	775	31%	(1,761)
455	LMD 2001-3 Zone HH	601	1,718	2,268	2,056	624	30%	(1,432)
456	LMD 2001-3 Zone II	1,279	3,571	4,538	4,283	1,319	31%	(2,964)
457	LMD 2001-3 Zone JJ	235	734	931	870	246	28%	(624)
458	LMD 2001-3 Zone KK	1,222	3,317	4,252	1,272	1,381	109%	109
459	LMD 2001-3 Zone LL	513	6,370	1,833	2,391	504	21%	(1,887)
460	LMD 2001-3 Zone MM	709	2,273	2,053	2,390	487	20%	(1,903)
461	LMD 2001-3 Zone NN	904	2,567	3,261	3,069	940	31%	(2,129)
462	LMD 2001-3 Zone OO	951	2,726	4,238	3,071	1,020	33%	(2,051)
463	LMD 2001-3 Zone PP	1,174	3,807	4,426	3,565	1,270	36%	(2,295)
464	LMD 2001-3 Zone QQ	461	1,317	1,712	1,579	481	30%	(1,098)
465	LMD 2001-3 Zone RR	2,837	7,600	9,790	9,699	2,860	29%	(6,839)
466	LMD 2001-3 Zone SS	1,027	2,920	3,724	3,482	1,075	31%	(2,407)
467	LMD 2001-3 Zone TT	521	1,526	1,936	1,530	559	37%	(971)
468	LMD 2001-3 Zone UU	305	909	1,163	1,090	310	28%	(780)
469	LMD 2001-3 Zone VV	366	1,082	1,387	2,110	393	19%	(1,717)
470	LMD 2001-3 Zone WW	1,231	3,440	4,363	4,117	1,281	31%	(2,836)
471	LMD 2001-3 Zone XX	342	1,452	1,700	2,665	493	18%	(2,172)
472	LMD 2001-3 Zone YY	2,722	8,934	6,655	8,958	1,411	16%	(7,547)
473	LMD 2001-3 Zone ZZ	536	1,516	1,952	1,842	555	30%	(1,287)
474	LMD 2001-3 Zone AAA	2,252	6,256	7,846	7,798	2,297	29%	(5,501)
475	LMD 2001-3 Zone BBB	1,610	4,427	5,667	4,971	1,683	34%	(3,288)
476	LMD 2001-3 Zone CCC	4,129	11,916	13,011	12,881	3,693	29%	(9,188)
477	LMD 2001-3 Zone DDD	2,857	7,810	9,831	9,368	2,837	30%	(6,531)
478	LMD 2001-3 Zone EEE	73	470	3,153	2,980	312	10%	(2,668)
479	LMD 2001-3 Zone FFF	2,621	7,194	9,013	8,683	2,638	30%	(6,045)
480	LMD 2001-3 Zone GGG	1,204	3,308	4,661	3,514	1,206	34%	(2,308)
481	LMD 2001-3 Zone HHH	2,030	2,459	2,580	1,933	703	36%	(1,230)
482	LMD 2001-3 Zone III	3,679	30,926	19,495	18,961	3,632	19%	(15,329)
483	LMD 2001-3 Zone JJJ	1,547	4,301	5,372	5,145	1,474	29%	(3,671)
484	LMD 2001-3 Zone LLL	7,900	2,128	2,152	2,381	587	25%	(1,794)
485	LMD 2001-3 Zone MMM	1,078	2,959	3,834	3,594	1,131	31%	(2,463)
486	Illumination District No 2 Subarea 35	1,250	3,618	4,728	4,616	1,690	37%	(2,926)
487	Illumination District No 2 Subarea 42	407	1,341	1,577	1,506	532	35%	(974)
488	Illumination District No 2 Subarea 46	1,212	8,226	4,291	4,656	1,349	29%	(3,307)
489	Illumination District No 2 Subarea 49	1,498	5,027	5,522	5,182	1,911	37%	(3,271)
490	Illumination District No 2 Subarea 55	268	821	1,073	1,308	334	26%	(974)
500	Debt Service	4,510,719	-	-	-	-	0%	-
600	Capital Projects	1,021,164	3,273,187	8,801,649	23,910,990	2,283,499	10%	(21,627,491)
601	General Information Technology Capital Replacem	-	-	-	-	-	0%	-
602	General Fleet Capital Replacement Fund	-	-	-	-	-	0%	-
603	General Street Maintenance Capital Fund	-	-	-	-	-	0%	-
604	General Facility Maintenance Capital Fund	-	-	-	-	-	0%	-
700	Information Technology	-	-	-	-	-	0%	-
	Total Other Fund Expenditures	**20,541,150**	**7,906,268**	**36,108,448**	**52,109,412**	**10,866,169**	21%	**(41,243,243)**

Available Resources Summary

	Fund Name & Type	Audited Fund Balance 2021-22	Audited Fund Balance 2022-23	Un-Audited Fund Balance 2023-24	Amended Revenue Budget 2024-25	Amended Expenditure Budget 2024-25	Estimated Available Fund Balance 6/30/2025
GENERAL FUNDS							
100	General Fund	$ 96,083,818	$ 127,394,125	$ 166,483,478	$ 76,603,016	$ 51,072,513	$ 192,013,981
	TOTAL General Funds	**96,083,818**	**127,394,125**	**166,483,478**	**76,603,016**	**51,072,513**	**192,013,981**
OTHER PURPOSE GENERAL FUNDS							
110	Restricted Structural Fire Fund	$ 14,473,114	$ 16,875,651	$ 19,543,967	$ 9,590,000	$ 9,711,018	$ 19,422,949
120	General Plan Fund	-	-	56,795	-	-	56,795
	TOTAL Other Purpose General Funds	**14,473,114**	**16,875,651**	**19,600,762**	**9,590,000**	**9,711,018**	**19,479,744**
SPECIAL REVENUE FUNDS							
200	Gas Tax Fund	$ 3,154,024	$ 3,783,628	$ 3,177,175	$ 1,997,500	$ 4,102,853	$ 1,071,822
205	Road Maintenance and Rehabilitation Fund	800,050	2,437,501	340,531	1,798,800	1,812,711	326,620
206	Area Drainage Plan (ADP)	885,689	921,734	951,814	8,800	-	960,614
210	Measure A Fund	4,648,626	6,637,058	5,528,110	3,238,500	8,074,355	692,255
211	TDA Fund	(102,318)	-	-	-	-	-
220	Air Quality Management District	513,467	617,349	243,932	117,100	-	361,032
230	Law Enforcement Grants	-	-	-	-	-	-
240	Grants: Miscellaneous Grants Fund	(14,784)	26,204	(2,182,651)	6,498,782	9,812,475	(5,496,344)
241	Grants: Coronavirus Relief Fund	-	-	-	-	-	-
242	Grants: American Rescue Plan Act Fund	-	-	-	-	-	-
243	Public, Educational, or Governmental Access Fund	2,703	4,147	5,032	-	-	5,032
250	Grants: Community Development Block Grant	(7)	(7)	(7)	-	-	(7)
260	Local Law Enforcement Services	-	-	-	-	-	-
270	TUMF Reimbursement Find	(625,167)	(769,342)	(1,989,218)	2,700,000	3,170,812	(2,460,030)
290	DIF Transportation Facilities Fund	423,775	947,941	1,516,894	258,500	377	1,775,017
291	DIF Fire Facilities Fund	538,832	616,755	760,262	45,500	160	805,602
292	DIF Public Facilities Fund	590,338	175,194	398,476	163,000	1,282	560,194
293	Road and Bridge Benefit District	6,670,033	6,986,893	7,854,113	125,000	196,635	7,782,478
294	Quimby Parkland Fees			12,387	-	-	12,387
300	LLMD 89-1 Zone 10	(4,069)	515	-	-	-	-
301	LLMD 89-1 Zone 33	7,210	7,910	-	150	-	150
302	LLMD 89-1 Zone 41	1,788,103	1,879,870	1,959,414	80,602	62,602	1,977,414
303	LLMD 89-1 Zone 79	16,207	16,990	17,279	1,813	1,652	17,440
304	LLMD 89-1 Zone 85	30,600	31,958	32,987	702	402	33,287
305	LLMD 89-1 Zone 111	166,660	183,032	184,164	26,198	17,179	193,183
306	LLMD 89-1 Zone 115	(28,207)	(35,657)	(45,526)	4,464	11,454	(52,516)
307	LLMD 89-1 Zone 116	61,041	63,988	64,070	8,035	7,232	64,873
308	LLMD 89-1 Zone 147	(6,212)	(9,674)	(13,839)	1,865	5,592	(17,566)
309	LLMD 89-1 Zone 151	(50,753)	(60,500)	(89,771)	11,129	24,336	(102,978)
310	LLMD 89-1 Zone 156	(22,520)	(28,784)	(37,662)	8,353	14,744	(44,053)
311	Benefit Assessment District 2014-2	13,403	19,802	22,605	7,703	6,938	23,370
312	LLMD 2014-1	18,548	31,667	39,427	6,922	6,133	40,216
313	LLMD 2014-3	7,890	11,402	14,932	4,673	4,146	15,459
314	LLMD 2014-4	10,180	15,525	18,047	1,016	801	18,262
315	Community Facilities District 2019-1 Cloverdale	(654)	7,179	12,342	11,914	7,907	16,349
316	Community Facilities District 2024-1 Limonite/Arcl	-	-	(18,820)	-	-	(18,820)
317	Community Facilities District 2024-2 Zone 1 Leal	-	-	(22,017)	-	-	(22,017)
318	Community Facilities District 2024-02 Zone 2 Limo	-	-	-	-	-	-
400	Community Facilities District 2017-1 Goodman Cor	255,799	295,932	314,771	93,435	20,149	388,057
401	Community Facilities District 2017-2 Sendero	53,197	76,569	80,096	50,611	57,673	73,034
402	Community Facilities District 2020-1 Hamner Place	52,480	24,598	(19,829)	117,703	229,224	(131,350)
403	LMD 98-2 ORIGINAL	14,937	20,544	21,519	6,683	3,754	24,448
404	LMD 98-2 ANNEX 01/Zone A	(2,191)	1,817	3,375	4,729	8,255	(151)
405	LMD 98-2 ANNEX 02/Zone B	13,087	64,667	82,076	125,476	45,889	161,663
406	LMD 98-2 ANNEX 03/Zone C	272	8,521	12,320	10,183	8,688	13,815
407	LMD 98-2 ANNEX 04/Zone D	(2,374)	8,932	15,747	15,366	11,409	19,704

UNAUDITED

Available Resources Summary

	Fund Name & Type	Audited Fund Balance 2021-22	Audited Fund Balance 2022-23	Un-Audited Fund Balance 2023-24	Amended Revenue Budget 2024-25	Amended Expenditure Budget 2024-25	Estimated Available Fund Balance 6/30/2025
408	LMD 98-2 ANNEX 06/Zone F	26,624	40,039	43,991	16,077	8,450	51,618
409	LMD 2001-1 Zone G	1,717	2,332	2,966	1,244	4,732	(522)
410	LMD 2001-1 Zone S	2,089	2,414	2,734	1,649	13,023	(8,640)
411	LMD 2001-1 Zone W	14,079	10,585	(617)	130	-	(487)
412	LMD 2001-2 Zone A	45,807	53,181	53,340	30,779	11,834	72,285
413	LMD 2001-2 Zone B	23,568	32,007	36,324	18,576	9,315	45,585
414	LMD 2001-2 Zone C	1,293	1,695	1,656	1,224	536	2,344
415	LMD 2001-2 Zone D	15,432	21,229	24,236	10,479	6,297	28,418
416	LMD 2001-2 Zone F	2,600	3,881	13,416	44,920	2,221	56,115
417	LMD 2001-2 Zone G	24,870	30,389	32,416	16,628	6,405	42,639
418	LMD 2001-2 Zone H	35,195	49,308	57,492	24,204	15,574	66,122
419	LMD 2001-2 Zone J	24,278	32,474	37,060	17,295	10,634	43,721
420	LMD 2001-2 Zone K	1,117	1	(1,692)	1,943	3,278	(3,027)
421	LMD 2001-2 Zone M	1,942	3,352	3,986	1,665	1,315	4,336
422	LMD 2001-3 Zone A	(14,920)	(7,167)	658	13,679	14,081	256
423	LMD 2001-3 Zone B	(3,135)	3,447	8,877	8,241	12,946	4,172
424	LMD 2001-3 Zone C	21,467	27,092	28,225	13,543	3,307	38,461
425	LMD 2001-3 Zone D	43,417	54,664	55,953	28,634	6,528	78,059
426	LMD 2001-3 Zone E	95,124	119,981	125,155	62,312	16,782	170,685
427	LMD 2001-3 Zone F	37,754	51,278	54,494	22,328	2,599	74,223
428	LMD 2001-3 Zone G	1,054	4,574	6,332	11,545	4,742	13,135
429	LMD 2001-3 Zone H	14,303	17,407	17,146	14,177	2,753	28,570
430	LMD 2001-3 Zone I	55,862	77,850	88,722	38,671	19,149	108,244
431	LMD 2001-3 Zone J	15,985	22,502	25,528	11,188	5,487	31,229
432	LMD 2001-3 Zone K	15,442	21,876	23,770	12,710	6,071	30,409
433	LMD 2001-3 Zone L	17,038	25,028	29,179	12,728	6,601	35,306
434	LMD 2001-3 Zone M	52,240	68,510	73,757	31,542	11,902	93,397
435	LMD 2001-3 Zone N	33,391	46,824	49,396	25,427	15,249	59,574
436	LMD 2001-3 Zone O	6,257	8,069	8,383	4,318	1,130	11,571
437	LMD 2001-3 Zone P	36,662	46,173	48,033	23,275	6,116	65,192
438	LMD 2001-3 Zone Q	14,505	17,749	18,028	10,967	2,752	26,243
439	LMD 2001-3 Zone R	1,628	2,512	2,853	1,257	812	3,298
440	LMD 2001-3 Zone S	7,075	9,072	9,442	4,568	1,266	12,744
441	LMD 2001-3 Zone T	54,380	68,318	71,182	35,180	8,660	97,702
442	LMD 2001-3 Zone U	35,606	37,299	38,739	23,230	7,376	54,593
443	LMD 2001-3 Zone V	60,262	74,167	76,506	39,312	9,934	105,884
444	LMD 2001-3 Zone W	18,405	23,122	28,283	12,483	7,695	33,071
445	LMD 2001-3 Zone X	5,245	6,779	7,039	3,385	989	9,435
446	LMD 2001-3 Zone Y	8,765	11,143	11,577	5,933	1,562	15,948
447	LMD 2001-3 Zone Z	9,695	12,364	12,850	6,542	1,701	17,691
448	LMD 2001-3 Zone AA	6,136	7,965	8,385	3,905	1,176	11,114
449	LMD 2001-3 Zone BB	5,743	7,406	7,729	3,501	957	10,273
450	LMD 2001-3 Zone CC	21,073	28,214	33,307	14,777	8,472	39,612
451	LMD 2001-3 Zone DD	48,052	63,155	69,710	32,114	11,167	90,657
452	LMD 2001-3 Zone EE	23,315	28,893	38,351	15,425	4,756	49,020
453	LMD 2001-3 Zone FF	27,284	38,456	44,071	19,431	10,219	53,283
454	LMD 2001-3 Zone GG	14,635	18,572	19,332	9,510	2,536	26,306
455	LMD 2001-3 Zone HH	11,733	14,892	15,395	7,289	2,056	20,628
456	LMD 2001-3 Zone II	26,369	33,230	34,520	17,003	4,283	47,240
457	LMD 2001-3 Zone JJ	4,707	6,076	6,323	2,982	870	8,435
458	LMD 2001-3 Zone KK	1,620	(42)	(2,630)	2,036	1,272	(1,866)
459	LMD 2001-3 Zone LL	10,208	8,196	8,615	6,591	2,391	12,815
460	LMD 2001-3 Zone MM	7,428	10,197	11,290	4,941	2,390	13,841
461	LMD 2001-3 Zone NN	18,180	22,906	23,871	11,684	3,069	32,486
462	LMD 2001-3 Zone OO	17,875	22,379	22,316	12,397	3,071	31,642
463	LMD 2001-3 Zone PP	20,973	25,579	25,967	14,606	3,565	37,008

UNAUDITED

Available Resources Summary

	Fund Name & Type	Audited Fund Balance 2021-22	Audited Fund Balance 2022-23	Un-Audited Fund Balance 2023-24	Amended Revenue Budget 2024-25	Amended Expenditure Budget 2024-25	Estimated Available Fund Balance 6/30/2025
464	LMD 2001-3 Zone QQ	8,196	10,527	10,931	5,526	1,579	14,878
465	LMD 2001-3 Zone RR	54,592	68,574	72,009	37,050	9,699	99,360
466	LMD 2001-3 Zone SS	20,354	25,601	26,617	13,107	3,482	36,242
467	LMD 2001-3 Zone TT	8,607	10,682	10,803	5,888	1,530	15,161
468	LMD 2001-3 Zone UU	6,717	8,652	8,998	4,913	1,090	12,821
469	LMD 2001-3 Zone VV	5,555	6,907	8,032	4,722	2,110	10,644
470	LMD 2001-3 Zone WW	23,361	29,491	30,711	14,393	4,117	40,987
471	LMD 2001-3 Zone XX	3,147	3,937	5,080	3,597	2,665	6,012
472	LMD 2001-3 Zone YY	24,511	34,611	39,843	17,410	8,958	48,295
473	LMD 2001-3 Zone ZZ	10,479	13,262	14,037	6,864	1,842	19,059
474	LMD 2001-3 Zone AAA	45,690	57,433	60,340	29,510	7,798	82,052
475	LMD 2001-3 Zone BBB	29,064	36,264	37,371	18,817	4,971	51,217
476	LMD 2001-3 Zone CCC	61,609	78,573	82,816	41,253	12,881	111,188
477	LMD 2001-3 Zone DDD	53,376	66,732	69,622	34,327	9,368	94,581
478	LMD 2001-3 Zone EEE	6,113	8,542	8,849	6,110	2,980	11,979
479	LMD 2001-3 Zone FFF	51,876	64,801	67,616	32,883	8,683	91,816
480	LMD 2001-3 Zone GGG	18,489	22,854	22,901	12,126	3,514	31,513
481	LMD 2001-3 Zone HHH	(1,202)	(1,524)	(194)	4,021	1,933	1,894
482	LMD 2001-3 Zone III	23,136	5,426	793	15,181	18,961	(2,987)
483	LMD 2001-3 Zone JJJ	29,534	37,008	38,837	18,834	5,145	52,526
484	LMD 2001-3 Zone LLL	(1,818)	7,205	10,098	4,927	2,381	12,644
485	LMD 2001-3 Zone MMM	18,972	24,238	25,186	13,119	3,594	34,711
486	Illumination District No 2 Subarea 35	7,499	7,677	8,300	20,925	4,616	24,609
487	Illumination District No 2 Subarea 42	2,106	2,262	2,462	2,212	1,506	3,168
488	Illumination District No 2 Subarea 46	8,124	3,161	3,420	13,213	4,656	11,977
489	Illumination District No 2 Subarea 49	10,343	9,429	8,709	4,677	5,182	8,204
490	Illumination District No 2 Subarea 55	2,076	1,934	1,545	669	1,308	906
491	JCSD Special District Temporary Fund	-	(759)	-	-	-	-
	TOTAL Special Revenue Funds	**21,537,849**	**27,134,953**	**21,534,252**	**18,779,661**	**28,198,422**	**12,115,491**
	DEBT SERVICE FUND						
500	General Debt Service Fund	$ -	$ -	$ -	$ -	$ -	$ -
	TOTAL Debt Service Fund	**-**	**-**	**-**	**-**	**-**	**-**
	CAPITAL PROJECTS FUNDS						
600	General Capital Projects Fund	$ 2,908,958	$ 11,052,878	$ 16,459,511	$ 11,082,690	$ 23,910,990	$ 3,631,211
601	General Information Technology Capital Replacem	-	553,652	483,652	50,000	-	533,652
602	General Fleet Capital Replacement Fund	-	120,000	240,000	240,000	-	480,000
603	General Street Maintenance Capital Fund	-	500,000	1,000,000	500,000	-	1,500,000
604	General Facility Maintenance Capital Fund	-	250,000	500,000	250,000	-	750,000
605	General Catch Basin & Storm Drain Maintenance C	-	-	100,000	100,000	-	200,000
	TOTAL Capital Projects Fund	**2,908,958**	**12,476,530**	**18,783,163**	**12,222,690**	**23,910,990**	**7,094,863**
	INTERNAL SERVICE FUNDS						
700	Information Technology Internal Service Fund	$ -	$ -	$ -	$ -	$ -	$ -
	TOTAL Internal Service Funds	**-**	**-**	**-**	**-**	**-**	**-**
	TOTAL	**$ 135,003,739**	**$ 183,881,258**	**$ 226,401,655**	**$ 117,195,367**	**$ 112,892,943**	**$ 230,704,079**

UNAUDITED

Available Resources Summary

Fund Name & Type	Audited Fund Balance 2021-22	Audited Fund Balance 2022-23	Un-Audited Fund Balance 2023-24	Amended Revenue Budget 2024-25	Amended Expenditure Budget 2024-25	Estimated Available Fund Balance 6/30/2025
GENERAL FUND - FUND BALANCE RESERVES AND COMMITMENTS						
Total General Fund Estimated Fund Balance at 06/30/2025						$ 192,013,981
Nonspendable (Per 06/30/2024 ACFR):						
Prepaid Items					-	
Total Nonspendable Fund Balance						-
Restricted:						
Restricted Fund Balance					-	
Total Restricted Fund Balance						-
Assigned:						
Emergency Contingency (50% of Adopted Operating Appropriations)					19,424,912	
Cash Flow: CIP Grants					6,500,000	
Cash Flow: Special Revenue Fnd Negative Fund Balance					177,584	
Loan Program: Business Incentive Loan					230,000	
Land Purchases (FY2025)					12,000,000	
Financial System Implementation (FY2026)					1,000,000	
Civc Center Reserve					26,589,971	
Total Assigned Reserves						*65,922,467*
Committed:						
Facility Construction: City Hall					33,000,000	
Facility Construction: Library					10,200,000	
Facility Construction: Police Substation					9,300,000	
Equipment Purchase, Fire Truck					1,734,498	
Pension Liability (CalPERS Reserve)					2,500,000	
Public Safety Rate Increase Stabilization					3,000,000	
Debt Service Reserve: Civic Center					7,000,000	
Total Committed Reserves						*66,734,498*
Committed Appropriations Limit Qualified Capital Outlay Reserve:						
General Fund: Facility Construction: City Hall - Appropriations Limit					20,420,029	
General Fund: Facility Construction: Library - Appropriations Limit					17,595,000	
General Fund: Facility Construction: Police Station - Appropriations Limit					12,895,000	
General Fund: Equipment Purchase: Fire Truck - Appropriations Limit					965,502	
Total Appropriations Limit Committed Reserves						*51,875,531*
Total General Funds Estimated Unassigned Fund Balance at 06/30/2025						**$ 7,481,486**
RESTRICTED STRUCTURAL FIRE FUND - FUND BALANCE RESERVES AND COMMITMENTS						
Total Fire Funds Estimated Fund Balance at 06/30/2025						$ 19,422,949
Assigned:						
Emergency Contingency (75% of Adopted Operating Appropriations)					7,283,264	
Facility Construction: Third Fire Station					2,000,000	
Total Assigned Reserves						*9,283,264*
Committed:						
Facility Construction: Third Fire Station					8,000,000	
Equipment Purchase: Apparatus Replacement Reserve					400,000	
Total Committed Reserves						*8,400,000*
Total Fire Funds Estimated Unassigned Fund Balance at 06/30/2025						**$ 1,739,685**
Restricted by the County of Riverside (Per 06/30/2024 ACFR):						
Restricted Fund Balance					19,543,967	
Total Restricted Fund Balance						19,543,967

UNAUDITED

Available Resources Summary

Fund Name & Type	Audited Fund Balance 2021-22	Audited Fund Balance 2022-23	Un-Audited Fund Balance 2023-24	Amended Revenue Budget 2024-25	Amended Expenditure Budget 2024-25	Estimated Available Fund Balance 6/30/2025

**For the purpose of this schedule, budgetary fund balance is estimated. Estimated fund balance in the far right column is defined as revenues minus expenditures. For the city's two major funds, fund balance is further broken down by the five categories of fund balance, nonspendable, restricted, assigned, committed, and unassigned located in the bottom portion of the schedule. Adequate fund balance is available in the General Fund to cover any negative fund balances in the city's reimbursable grant funds and special financing district funds.

UNAUDITED

Assigned Reserve: Contingency Calculation

Fund Name & Type	Audited Fund Balance 2022-23	Audited Fund Balance 2023-24	Amended Revenue Budget 2024-25	Amended Expenditure Budget 2024-25	Estimated Available Fund Balance 6/30/2025
GENERAL FUNDS					
100 General Fund	$ 127,394,125	$ 166,483,478	$ 76,603,016	$ 51,072,513	$ 192,013,981
TOTAL General Funds	**127,394,125**	**166,483,478**	**76,603,016**	**51,072,513**	**192,013,981**
Assigned 50% Contingency Reserve					
Policy: 50% of Annual Budgeted Operating Expenditures					
Total Expenditures				51,072,513	
Non-Operating Expenditures				12,222,690	
Operating Expenditures					38,849,823
50% Reserve					**19,424,912**
OTHER PURPOSE GENERAL FUNDS					
110 Restricted Structural Fire Fund	$ 16,875,651	$ 19,543,967	$ 9,590,000	$ 9,711,018	$ 19,422,949
TOTAL Other Purpose General Funds	**16,875,651**	**19,543,967**	**9,590,000**	**9,711,018**	**19,422,949**
Assigned 75% Contingency Reserve					
Policy: 75% of Annual Budgeted Operating Expenditures					
Total Expenditures				9,711,018	
Non-Operating Expenditures				-	
Operating Expenditures					9,711,018
75% Reserve					**7,283,264**

UNAUDITED

Appropriations Limit Summary

	2017-18	2018-19	2019-20	Pre Voter Approved Override 2020-21	Voter Approved Override 2020-21	Post Voter Approved Override 2021-22	Post Voter Approved Override 2022-23	Post Voter Approved Override 2023-24	Post Voter Approved Override 2024-25
ADOPTED APPROPRIATIONS LIMIT									
Adopted Appropriations Limit	**$ 21,455,814**	**$ 23,077,364**	**$ 24,418,797**	**$ 25,794,921**	**$ 33,000,000**	**$ 35,473,578**	**$ 39,253,023**	**$ 40,991,901**	**$ 42,562,311**
Subject Revenue Appropriations									
General Fund	10,045,447	15,809,535	17,472,985	17,952,129	41,516,698	54,973,760	53,493,923	58,427,813	63,751,159
Fire Fund	5,055,030	5,346,150	6,285,042	6,406,287	6,406,287	7,298,931	7,785,000	8,400,000	9,070,000
Total Subject Revenue Appropria	**15,100,477**	**21,155,685**	**23,758,027**	**24,358,416**	**47,922,985**	**62,272,691**	**61,278,923**	**66,827,813**	**72,821,159**
Over(Under) Limit	**(6,355,337)**	**(1,921,679)**	**(660,770)**	**(1,436,505)**	**14,922,985**	**26,799,113**	**22,025,900**	**25,835,912**	**30,258,848**
AB137 Provision Calculation								**25,152,570**	**5,993,346**
Annual Available for Capital Outlay					**14,922,985**	**26,799,113**	**22,025,900**	**683,342**	**24,265,502**
Cumulative Available for Capital Outlay						**41,722,098**	**22,025,900**	**683,342**	**24,265,502**
Cumulative Available for Capital Outlay Expenditures and Reserves					41,722,098		22,025,900	683,342	24,265,502

	FY2021-22 Commitments and Expenditures	FY2022-23 Appropriations From Reserve	FY2022-23 Commitments and Expenditures	FY2023-24 Commitments and Expenditures	FY2024-25 Commitments and Expenditures
FY2021-22 Adopted Capital Outlay Reserve Commitments					
General Fund: Facility Construction City Hall - Appropriations Limit	18,399,529				
General Fund: Facility Construction Library - Appropriations Limit	10,595,000				
General Fund: Limonite Gap Bridge - Appropriations Limit	2,500,000				
General Fund: Equipment, Fire Truck Purchase - Appropriations Limit	1,500,000				
General Fund: Facility, Fire Station 27 Storage Facility - Appropriations Limit	2,000,000				
Subtotal Capital Outlay Reserve Commitments	**34,994,529**	-	-	-	-
FY2021-22 Adopted Capital Outlay Expenditures					
Streetlight Debt Pay-Off - Appropriations Limit	4,168,519				
Goodman Commerce Infrastructure Developer Agreement Pay-Off - Appropriations Limit	2,559,050				
Subtotal Capital Outlay Expenditure Budget	**6,727,569**	-	-	-	-
FY2022-23 Proposed Reserve Commitments					
General Fund: Facility Construction City Hall - Appropriations Limit			5,545,900		
General Fund: Facility Construction Library - Appropriations Limit			7,000,000		
Subtotal Capital Outlay Reserve Commitments	-	-	**12,545,900**	-	-
FY2022-23 Proposed Capital Outlay Expenditures					
93026: Appropriation from Reserve: Limonite Gap Bridge		2,500,000			
93026: Limonite Gap Bridge			4,525,000		
95001: Hamner Place			700,000		
94012: Prado Dam Inundation Utlity Mitigation			155,000		
95011: Facility Construction City Hall			3,100,000		
95018: Modular Offices			800,000		
93035: I-15 Corridor Landscaping			200,000		
Subtotal Capital Outlay Expenditure Budget	-	**2,500,000**	**9,480,000**	-	-

UNAUDITED

Appropriations Limit Summary

	2017-18	2018-19	2019-20	Pre Voter Approved Override 2020-21	Voter Approved Override 2020-21	Post Voter Approved Override 2021-22	Post Voter Approved Override 2022-23	Post Voter Approved Override 2023-24	Post Voter Approved Override 2024-25
FY2023-24 Proposed Reserve Commitments									
General Fund: Facility Construction City Hall - Appropriations Limit								(3,525,400)	
General Fund: Limonite Gap Bridge - Appropriations Limit						(2,500,000)			
General Fund: Equipment, Fire Truck Purchase - Appropriations Limit Release								(1,500,000)	
General Fund: Facility, Fire Station 27 Storage Facility - Appropriations Limit Release								(2,000,000)	
Subtotal Capital Outlay Reserve Commitments					-	**(2,500,000)**	-	**(7,025,400)**	-
FY2023-24 Proposed Capital Outlay Expenditures									
95011: Facility Construction City Hall								7,025,400	
93026: Limonite Gap Bridge MSHCP Fees								473,750	
95018: Modular Offices								209,592	
Subtotal Capital Outlay Expenditure Budget					-	-	-	**7,708,742**	-
FY2024-25 Proposed Reserve Commitments									
General Fund: Facility Construction Polic Station - Appropriations Limit									12,895,000
General Fund: Equioment Purchase: Fire Truck - Appropriations Limit									965,502
Subtotal Capital Outlay Reserve Commitments					-	-	-	-	**13,860,502**
FY2024-25 Proposed Capital Outlay Expenditures									
95011: Faclity Construction City Hall									4,500,000
93026: Limonite Gap Pedestrian Bridge Design									500,000
95018: Public Works Yard Construction									2,700,000
93023-24-25: Civic Center Public Spaces									2,705,000
Subtotal Capital Outlay Expenditure Budget					-	-	-	-	**10,405,000**
Remaining Appropriations Limit Surplus					0	-	-	-	-

UNAUDITED

Sales Tax Summary

Quarter	Fiscal Year 2018-19	Fiscal Year 2019-20**	Fiscal Year 2020-21	Fiscal Year 2021-22	Fiscal Year 2022-23	Fiscal Year 2023-24	Fiscal Year 2024-25	Budget 2024-25
Quarter 1	2,454,597	2,986,937	2,873,677	10,585,289	11,716,157	12,593,129	11,359,058	**50,100,000**
Quarter 2 #	2,693,017	2,807,803	3,144,645	12,241,575	13,047,245	22,003,231	13,493,863	
Quarter 3	2,129,355	2,272,291	10,892,874	10,836,091	10,173,170	11,478,848	-	**Quarterly**
Quarter 4	2,332,606	2,281,948	11,208,862	11,047,330	12,419,799	12,244,139	-	**Budget:**
TOTAL Sales Tax	**9,609,575**	**10,348,979**	**28,120,058**	**44,710,286**	**47,356,371**	**58,319,347**	**24,852,921**	**12,525,000**

NOTE: Sales tax figures represent sales tax receipts applicable to the quarters indicated. Amounts may not have been actually received in the quarter indicated, these totals may not be represented in other summary reports included in this report.

**Sales tax for quarter 1 2019-20 included a late payment from the state applicable to prior quarters, this timing issue is the result of a state software system conversion. As a result, the amounts for quarter 1 2019-20 appear higher than normal.

A true up for Quarter 2 ending December 31, 2020 was received in Quarter 2 2023-24.

RESOLUTION NO. 25-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, AMENDING ITS 2024-25 FISCAL BUDGET FOR THE CAL RECYCLE FUNDED SENATE BILL 1383 INITIATIVES AND GOALS.

WHEREAS the budget for fiscal year 2024-25 of the City of Eastvale has been adopted by this Council in its original form, and said budget will need to be amended at times to fulfill the goals of the City; and

WHEREAS, the City departments may not exceed their appropriations by character of expense, with character of expense being defined as personnel services, services and supplies, capital outlay, debt service and transfers, without the consent of the City Manager; and

WHEREAS, the City Manager may transfer appropriations, between accounts, departments, programs, and funds, as long as those appropriations do not exceed the grand total budget approved by Council; and

WHEREAS, the city receives grant funding through Cal Recycle to support Senate Bill 1383 related initiatives and goals including community outreach, equipment for compost and mulch operations and events, and edible food recovery compliance; and

WHEREAS, the city desires to increase budget appropriations Miscellaneous Grants Fund to reflect the expenditures for city activities supporting Senate Bill 1383; and

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

SECTION 1. AUTHORIZE AN APPROPRIATION IN THE MISCELLANEOUS GRANTS FUND, CONTRACT SERVICES ACCOUNT NO. 240-311-6490-73002-0000 IN THE AMOUNT OF $187,740 FOR SB 1383 RELATED CONTRACTS.

SECTION 2. AUTHORIZE AN APPROPRIATION IN THE MISCELLANEOUS GRANTS FUND, MISCELLANEOUS EQUIPMENT ACCOUNT NO. 240-311-6590-73002-0000 IN THE AMOUNT OF $30,000 FOR SB 1383 RELATED EQUIPMENT.

PASSED, APPROVED AND ADOPTED this 23rd day of April 2025.

_____

Mike McMinn
Mayor

APPROVED AS TO FORM:

_____
Erica Vega
City Attorney

ATTEST:

_____
Marc A. Donohue, MMC
Government Services Director/City Clerk

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

I, Marc A. Donohue, Government Services Director/City Clerk of the City of Eastvale, California, do hereby certify that the foregoing City Council Resolution No. 25-XX, was duly adopted by the City Council of the City of Eastvale, California, at a meeting held on the 23rd day of April 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Marc A. Donohue, MMC
Government Services Director/City Clerk

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council Meeting
CONSENT CALENDAR
Agenda Item No. 11.8
April 23, 2025

Professional Services Agreement – Third Amendment with California Public Policy Group (CPPG) for State Lobbyist Services

Prepared By:

Stephanie Vasquez, Assistant to the City Manager

Recommended Action(s)

Staff recommends that the City Council:

1. Approve the Third Amendment to the Professional Services Agreement with California Public Policy Group (CPPG) for state lobbying services to extend the term through June 30, 2027, and;
2. Authorize the City Manager to execute all necessary documents.

Summary

The City of Eastvale has contracted with California Public Policy Group (CPPG) (formerly known as Renne Public Policy Group) since 2021 for State of California lobbying services. Staff recommends extending the agreement an additional two years, through June 30, 2027, and increasing annual compensation from $66,000 to $69,000. This amendment reflects continued partnership with a key firm dedicated to advancing Eastvale's interests at the state level.

Background

In March 2021, the City Council approved a service agreement with Renne Public Policy Group (RPPG) to provide state lobbyist services. RPPG was selected to help further the City's legislative, budgetary, and administrative objectives within the State Legislature, Office of the Governor, and Executive Branch Agencies. The original agreement was for a two-year term with a total contract amount of $132,000.

In 2023, the City approved a First Amendment to extend the agreement by three months through the end of the fiscal year (June 30, 2023). A Second Amendment extended the agreement for approximately two additional years, through June 30, 2025. On October 1, 2024, RPPG changed its firm name to California Public Policy Group (CPPG).

The proposed Third Amendment would extend the agreement for an additional two years, through June 30, 2027, and increase the annual compensation from $66,000 to $69,000.

Staff recommends approval of the Third Amendment to continue the City's partnership with CPPG, which has proven valuable in advocating for Eastvale's legislative priorities, monitoring state legislation, and supporting the City's strategic efforts at the state level.

Environmental

State lobbying services are not a project under CEQA. No environmental review is required.

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

Not applicable.

Fiscal Impact

The Third Amendment increases the annual compensation to $69,000 beginning July 1, 2025, for each of the next two fiscal years. Funding is proposed from the General Fund (Account 100-200-6490), and adequate funds will be incorporated into future fiscal year budgets.

Prior City Council/Commission Action

March 24, 2021 – Original Agreement with RPPG approved
February 9, 2023 – First Amendment approved (3-month extension)
June 28, 2023 – Second Amendment approved (extension to June 30, 2025)
April 23, 2025 – Proposed Third Amendment (extension to June 30, 2027)

Attachment(s)

Attachment 1 - Proposed Third Amendment to Agreement with CPPG.docx
Attachment 2 - Final Agreement - Renne Public Law Group, LLP 032421.pdf
Attachment 3 - First Amendment Amendment Agreement 02.09.23.pdf
Attachment 4 - Second Amendment 062823.pdf

Third Amendment to Agreement

This Third Amendment to Agreement ("Third Amendment") is entered into this 23 day of April, 2025 by and between the City of Eastvale, a California general law city ("City"), and California Public Policy Group Inc (CPPG) ("Contractor"), as follows:

RECITALS

A. City and Contractor entered in an agreement for lobbyist services on or about March 24, 2021 ("Agreement") with a term limit of 24 months.

B. The first amendment to the Agreement extended the term for 3 months, for a total term of 27 months, so the end of the term would generally coincide with the end of the fiscal year.

C. The second amendment to the Agreement extended the term for approximately 2 more years to expire on June 30, 2025.

D. City and Contractor signed a Joint Notice – Change of Firm: Renne Public Group, LLP [DBA Renne Public Policy Group] to California Public Policy Group Inc. (CPPG) Effective date of October 1, 2024.

E. City and Contractor desire to amend the term limit and extend the term for approximately 2 more years to expire on June 30, 2027, and to increase the total compensation under the Agreement by five thousand dollars.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the promises made and recited herein, the parties do hereby enter into this First Amendment which modifies and amends the Agreement as follows:

1. **AMENDMENT.**

a. Section 1, paragraph (a) of the Agreement is amended to extend the term of the Agreement to June 30, 2027.

b. Section 4, paragraph (a) of the agreement is amended to increase the total compensation, including reimbursement of actual expenses, shall not exceed one hundred thirty-eight thousand dollars ($138,000).

2. **GENERAL PROVISIONS.**

a. **Remainder Unchanged**. Except as specifically modified and amended in this Third Amendment, the Agreement remains in full force and effect and binding upon the parties.

b. **Integration**. This Third Amendment constitutes the entire understanding and agreement of the parties and supersedes all negotiations or previous agreements

between the parties with respect to all or any part of the transaction discussed in this Third Amendment.

c. **Effective Date**. This Third Amendment shall not become effective until the date it has been formally approved and executed by the appropriate authorities of the City and Consultant.

d. **Applicable Law**. The laws of the State of California govern the interpretation and enforcement of this Third Amendment.

e. **References**. All references to the Agreement include all their respective terms and provisions. All defined terms utilized in this Third Amendment have the same meaning as provided in the Agreement, unless expressly stated to the contrary in this Third Amendment.

IN WITNESS WHEREOF, the parties hereto have executed this Third Amendment to the Agreement on the date and year first written above.

CITY OF EASTVALE:

_____
Mark Orme, City Manager

APPROVED AS TO FORM:

_____
Erica L. Vega, City Attorney

ATTEST:

_____
Marc Donohue, City Clerk

California Public Policy Group

_____
Dane Hutchings, Founder/CEO

AGREEMENT FOR SERVICES
Between
The City of Eastvale, California
And
Renne Public Law Group, LLP [DBA Renne Public Policy Group (RPPG)]

This Agreement for Services ("Agreement") is entered into as of this 24th day of March, 2021 by and between the City of Eastvale, a municipal corporation ("City") and Renne Public Law Group, LLP [DBA Renne Public Policy Group (RPPG)], a California corporation ("Contractor"). City and Contractor are sometimes hereinafter individually referred to as "Party" and hereinafter collectively referred to as the "Parties."

RECITALS

A. City has sought, by request for qualifications the performance of the services defined and described particularly in Section 2 of this Agreement.

B. Contractor, following submission of a proposal for the performance of the services defined and described particularly in Section 2 of this Agreement, was selected by the City to perform those services.

C. The Parties desire to formalize the selection of Contractor for performance of those services defined and described particularly in Section 2 of this Agreement and desire that the terms of that performance be as particularly defined and described herein.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the mutual promises and covenants made by the Parties and contained here and other consideration, the value and adequacy of which are hereby acknowledged, the Parties agree as follows:

SECTION 1. TERM OF AGREEMENT.

Subject to the provisions of Section 20 "Termination of Agreement" of this Agreement, the Term of this Agreement is for 2 years commencing on the date first ascribed above.

SECTION 2. SCOPE OF SERVICES & SCHEDULE OF PERFORMANCE.

(a) Scope of Services. Contractor agrees to perform the services set forth in Exhibit "A" "Scope of Services" (hereinafter, the "Services") and made a part of this Agreement by this reference.

(b) Schedule of Performance. The Services shall be completed pursuant to the schedule specified in Exhibit "A." Should the Services not be completed pursuant to that schedule, the Contractor shall be deemed to be in Default of this Agreement. The City, in its sole discretion, may choose not to enforce the Default provisions of this Agreement and may instead allow Contractor to continue performing the Services.

SECTION 3. ADDITIONAL SERVICES.

Contractor shall not be compensated for any work rendered in connection with its performance of this Agreement that are in addition to or outside of the Services unless such additional services are authorized in advance and in writing in accordance with Section 26 "Administration and Implementation" or Section 28 "Amendment" of this Agreement. If and when such additional work is authorized, such additional work shall be deemed to be part of the Services.

SECTION 4. COMPENSATION AND METHOD OF PAYMENT.

(a) Subject to any limitations set forth in this Agreement, City agrees to pay Contractor the amounts specified in Exhibit "B" "Compensation" and made a part of this Agreement by this reference. The total compensation, including reimbursement for actual expenses, shall not exceed one hundred thirty-two thousand dollars ($132,000.00), unless additional compensation is approved in writing in accordance with Section 26 "Administration and Implementation" or Section 28 "Amendment" of this Agreement.

(b) Each month Contractor shall furnish to City an original invoice for all work performed and expenses incurred during the preceding month. The invoice shall detail charges by the following categories: labor (by sub-category), travel, materials, equipment, supplies, and subcontractor contracts. Subcontractor charges shall be detailed by the following categories: labor, travel, materials, equipment and supplies. If the compensation set forth in subsection (a) and Exhibit "B" include payment of labor on an hourly basis (as opposed to labor and materials being paid as a lump sum), the labor category in each invoice shall include detailed descriptions of task performed and the amount of time incurred for or allocated to that task. City shall independently review each invoice submitted by the Contractor to determine whether the work performed and expenses incurred are in compliance with the provisions of this Agreement. In the event that no charges or expenses are disputed, the invoice shall be approved and paid according to the terms set forth in subsection (c). In the event any charges or expenses are disputed by City, the original invoice shall be returned by City to Contractor for correction and resubmission.

(c) Except as to any charges for work performed or expenses incurred by Contractor which are disputed by City, City will use its best efforts to cause Contractor to be paid within thirty (30) days of receipt of Contractor's correct and undisputed invoice.

(d) Payment to Contractor for work performed pursuant to this Agreement shall not be deemed to waive any defects in work performed by Contractor.

SECTION 5. INSPECTION AND FINAL ACCEPTANCE.

City may inspect and accept or reject any of Contractor's work under this Agreement, either during performance or when completed. City shall reject or finally accept Contractor's work within sixty (60) days after submitted to City. City shall reject work by a timely written explanation, otherwise Contractor's work shall be deemed to

have been accepted. City's acceptance shall be conclusive as to such work except with respect to latent defects, fraud and such gross mistakes as amount to fraud. Acceptance of any of Contractor's work by City shall not constitute a waiver of any of the provisions of this Agreement including, but not limited to, Section 16 "Indemnification" and Section 17 "Insurance."

SECTION 6. OWNERSHIP OF DOCUMENTS.

All original maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files and other documents prepared, developed or discovered by Contractor in the course of providing the Services pursuant to this Agreement shall become the sole property of City and may be used, reused or otherwise disposed of by City without the permission of the Contractor. Upon completion, expiration or termination of this Agreement, Contractor shall turn over to City all such original maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files and other documents.

If and to the extent that City utilizes for any purpose not related to this Agreement any maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files or other documents prepared, developed or discovered by Contractor in the course of providing the Services pursuant to this Agreement, Contractor's guarantees and warranties in Section 9 "Standard of Performance" of this Agreement shall not extend to such use of the maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files or other documents.

All final work product developed by Contractor in the course of providing the Services pursuant to this Agreement shall become the sole property of City and may be used, reused or otherwise disposed of by City without the permission of the Contractor. Upon completion, expiration or termination of this Agreement, Contractor shall turn over to City all such final work product if paid for by the City. This provision specifically excludes Contractors' work notes and drafts, which are owned by Contractor, not City.

SECTION 7. CONTRACTOR'S BOOKS AND RECORDS.

(a) Contractor shall maintain any and all documents and records demonstrating or relating to Contractor's performance of the Services. Contractor shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, or other documents or records evidencing or relating to work, services, expenditures and disbursements charged to City pursuant to this Agreement. Any and all such documents or records shall be maintained in accordance with generally accepted accounting principles and shall be sufficiently complete and detailed so as to permit an accurate evaluation of the services provided by Contractor pursuant to this Agreement. Any and all such documents or records shall be maintained for three (3) years from the date of execution of this Agreement and to the extent required by laws relating to audits of public agencies and their expenditures. In accordance with California Government Code Section 8546.7, if the total compensation in Section 4 exceeds ten thousand

dollars ($10,000.00), this Agreement and the Contractor's books and records related to this Agreement shall be subject to the examination and audit of the State Auditor, at the request of City or as part of any audit of the City, for a period of three (3) years after final payment under the Agreement.

(b) Any and all records or documents required to be maintained pursuant to this section shall be made available for inspection, audit and copying, at any time during regular business hours, upon request by City or its designated representative. Copies of such documents or records shall be provided directly to the City for inspection, audit and copying when it is practical to do so; otherwise, unless an alternative is mutually agreed upon, such documents and records shall be made available at Contractor's address indicated for receipt of notices in this Agreement.

(c) Where City has reason to believe that any of the documents or records required to be maintained pursuant to this section may be lost or discarded due to dissolution or termination of Contractor's business, City may, by written request, require that custody of such documents or records be given to the City. Access to such documents and records shall be granted to City, as well as to its successors-in-interest and authorized representatives.

SECTION 8. INDEPENDENT CONTRACTOR.

(a) Contractor is and shall at all times remain a wholly independent contractor and not an officer, employee or agent of City. Contractor shall have no authority to bind City in any manner, nor to incur any obligation, debt or liability of any kind on behalf of or against City, whether by contract or otherwise, unless such authority is expressly conferred under this Agreement or is otherwise expressly conferred in writing by City.

(b) The personnel performing the Services under this Agreement on behalf of Contractor shall at all times be under Contractor's exclusive direction and control. Neither City, nor any elected or appointed boards, officers, officials, employees or agents of City, shall have control over the conduct of Contractor or any of Contractor's officers, employees, or agents except as set forth in this Agreement. Contractor shall not at any time or in any manner represent that Contractor or any of Contractor's officers, employees, or agents are in any manner officials, officers, employees or agents of City.

(c) Neither Contractor , nor any of Contractor's officers, employees or agents, shall obtain any rights to retirement, health care or any other benefits which may otherwise accrue to City's employees. Contractor expressly waives any claim Contractor may have to any such rights.

SECTION 9. STANDARD OF PERFORMANCE.

Contractor represents and warrants that it has the qualifications, experience and facilities necessary to properly perform the Services required under this Agreement in a thorough, competent and professional manner. Contractor shall at all times faithfully, competently and to the best of its ability, experience and talent, perform all Services. In meeting its obligations under this Agreement, Contractor shall employ, at a minimum,

generally accepted standards and practices utilized by persons engaged in providing services similar to the Services required of Contractor under this Agreement. In addition to the general standards of performance set forth this section, additional specific standards of performance and performance criteria may be set forth in Exhibit "A" "Scope of Work" that shall also be applicable to Contractor's work under this Agreement. Where there is a conflict between a general and a specific standard of performance or performance criteria, the specific standard or criteria shall prevail over the general.

SECTION 10. COMPLIANCE WITH APPLICABLE LAWS; PERMITS AND LICENSES.

Contractor shall keep itself informed of and comply with all applicable federal, state and local laws, statutes, codes, ordinances, regulations and rules in effect during the term of this Agreement. Contractor shall obtain any and all licenses, permits and authorizations necessary to perform the Services set forth in this Agreement. Neither City, nor any elected or appointed boards, officers, officials, employees or agents of City, shall be liable, at law or in equity, as a result of any failure of Contractor to comply with this section.

SECTION 11. RESERVED

SECTION 12. NONDISCRIMINATION.

Contractor shall not discriminate, in any way, against any person on the basis of race, color, religious creed, national origin, ancestry, sex, age, physical handicap, medical condition or marital status in connection with or related to the performance of this Agreement.

SECTION 13. UNAUTHORIZED ALIENS.

Contractor hereby promises and agrees to comply with all of the provisions of the Federal Immigration and Nationality Act, 8 U.S.C.A. §§ 1101, et seq., as amended, and in connection therewith, shall not employ unauthorized aliens as defined therein. Should Contractor so employ such unauthorized aliens for the performance of the Services, and should the any liability or sanctions be imposed against City for such use of unauthorized aliens, Contractor hereby agrees to and shall reimburse City for the cost of all such liabilities or sanctions imposed, together with any and all costs, including attorneys' fees, incurred by City.

SECTION 14. CONFLICTS OF INTEREST.

(a) Contractor covenants that neither it, nor any officer or principal of its firm, has or shall acquire any interest, directly or indirectly, which would conflict in any manner with the interests of City or which would in any way hinder Contractor's performance of the Services. Contractor further covenants that in the performance of this Agreement, no person having any such interest shall be employed by it as an officer, employee, agent or subcontractor without the express written consent of the City Manager. Contractor agrees to at all times avoid conflicts of interest or the appearance

of any conflicts of interest with the interests of City in the performance of this Agreement.

(b) City understands and acknowledges that Contractor is, as of the date of execution of this Agreement, independently involved in the performance of non-related services for other governmental agencies and private parties. Contractor is unaware of any stated position of City relative to such projects. Any future position of City on such projects shall not be considered a conflict of interest for purposes of this section.

(c) Contractor represents numerous public agencies, nonprofits, and private clients throughout California. Although unlikely, it is possible that certain clients might have certain objectives and policies that are not shared by other clients. For example, a client may support proposed legislation, while another city may be opposed to it. The CITY recognizes this reality, acknowledges that this sort of policy conflict may occur, and agrees that it will not assert a conflict based on these types of policy or legislative disagreements. Nothing in this paragraph shall be construed to diminish or override Contractor's duty to adhere to the Rules of Professional Responsibility, including the rules governing legal conflicts of interest.

SECTION 15. CONFIDENTIAL INFORMATION; RELEASE OF INFORMATION.

(a) All information gained or work product produced by Contractor in performance of this Agreement shall be considered confidential, unless such information is in the public domain or already known to Contractor. Contractor shall not release or disclose any such information or work product to persons or entities other than City without prior written authorization from the City Manager, except as may be required by law.

(b) Contractor, its officers, employees, agents or subcontractors, shall not, without prior written authorization from the City Manager or unless requested by the City Attorney of City, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the work performed under this Agreement. Response to a subpoena or court order shall not be considered "voluntary" provided Contractor gives City notice of such court order or subpoena.

(c) If Contractor, or any officer, employee, agent or subcontractor of Contractor, provides any information or work product in violation of this Agreement, then City shall have the right to reimbursement and indemnity from Contractor for any damages, costs and fees, including attorney's fees, caused by or incurred as a result of Contractor's conduct.

Contractor shall promptly notify City should Contractor, its officers, employees, agents or subcontractors, be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party regarding this Agreement and the work performed thereunder. City retains the right, but has no obligation, to represent Contractor or be present at any deposition, hearing or similar proceeding.

Contractor agrees to cooperate fully with City and to provide City with the opportunity to review any response to discovery requests provided by Contractor. However, this right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response. Contractor shall not be held criminally or civilly liable under any Federal or State trade secret law for the disclosure of a trade secret that is made in confidence to a Federal, State, or local government official or to an attorney solely for the purpose of reporting or investigating a suspected violation of law or for the disclosure of a trade secret that is made in a complaint or other document filed in a lawsuit or other proceeding, if such filing is made under seal.

SECTION 16. INDEMNIFICATION.

(a) Indemnification. To the fullest extent permitted by law, Contractor shall indemnify, protect, defend and hold harmless City and any and all of its officials, employees and agents ("Indemnified Parties") from and against any and all liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including attorneys' fees and costs, court costs, interest, defense costs, and expert witness fees) arise out of, are a consequence of, or are in any way attributable to, in whole or in part, any negligent or wrongful act, error or omission of Contractor, or by any individual or entity for which Contractor is legally liable, including but not limited to officers, agents, employees or subcontractors of Contractor, in the performance of professional services under this Agreement.

(c) Indemnification from Subcontractors. Contractor agrees to obtain executed indemnity agreements with provisions identical to those set forth in this section from each and every subcontractor or any other person or entity involved by, for, with or on behalf of Contractor in the performance of this Agreement naming the Indemnified Parties as additional indemnitees. In the event Contractor fails to obtain such indemnity obligations from others as required herein, Contractor agrees to be fully responsible according to the terms of this section. Failure of City to monitor compliance with these requirements imposes no additional obligations on City and will in no way act as a waiver of any rights hereunder. This obligation to indemnify and defend City as set forth herein is binding on the successors, assigns or heirs of Contractor and shall survive the termination of this Agreement or this section.

(d) City's Negligence. The provisions of this section do not apply to claims occurring as a result of City's negligence. The provisions of this section shall not release City from liability arising from negligence or willful acts or omissions of City or any and all of its officials, employees and agents.

SECTION 17. N0 GUARANTEE OF OUTCOME. Any comments made by Contractor about the potential outcome of matters in connection with scope of work (Exhibit A) are expressions of opinion only and are not guarantees or promises about any outcome or results.

SECTION 18. INSURANCE.

Contractor agrees to obtain and maintain in full force and effect during the term of this Agreement the insurance policies set forth in Exhibit "C" "Insurance" and made a part of this Agreement. All insurance policies shall be subject to approval by City as to form and content. These requirements are subject to amendment or waiver if so approved in writing by the City Manager. Contractor agrees to provide City with copies of required policies upon request.

SECTION 19. ASSIGNMENT.

The expertise and experience of Contractor are material considerations for this Agreement. City has an interest in the qualifications and capability of the persons and entities who will fulfill the duties and obligations imposed upon Contractor under this Agreement. In recognition of that interest, Contractor shall not assign or transfer this Agreement or any portion of this Agreement or the performance of any of Contractor's duties or obligations under this Agreement without the prior written consent of the City. Any attempted assignment shall be ineffective, null and void, and shall constitute a material breach of this Agreement entitling City to any and all remedies at law or in equity, including termination of this Agreement pursuant to Section 20 "Termination of Agreement." City acknowledges, however, that Contractor, in the performance of its duties pursuant to this Agreement, may utilize subcontractors.

SECTION 20. CONTINUITY OF PERSONNEL.

Contractor shall make every reasonable effort to maintain the stability and continuity of Contractor's staff and subcontractors, if any, assigned to perform the Services. Contractor shall notify City of any changes in Contractor's staff and subcontractors, if any, assigned to perform the Services prior to and during any such performance.

SECTION 21. TERMINATION OF AGREEMENT.

(a) City may terminate this Agreement, with or without cause, at any time by giving thirty (30) days written notice of termination to Contractor. In the event such notice is given, Contractor shall cease immediately all work in progress.

(b) Contractor may terminate this Agreement for cause at any time upon thirty (30) days written notice of termination to City.

(c) If either Contractor or City fail to perform any material obligation under this Agreement, then, in addition to any other remedies, either Contractor, or City may terminate this Agreement immediately upon written notice.

(d) Upon termination of this Agreement by either Contractor or City, all property belonging exclusively to City which is in Contractor's possession shall be returned to City. Contractor shall furnish to City a final invoice for work performed and expenses incurred by Contractor, prepared as set forth in Section 4 "Compensation and Method of Payment" of this Agreement. This final invoice shall be reviewed and paid in the same manner as set forth in Section 4 "Compensation and Method of Payment" of this Agreement.

SECTION 22. DEFAULT.

In the event that Contractor is in default under the terms of this Agreement, the City shall not have any obligation or duty to continue compensating Contractor for any work performed after the date of default. Instead, the City may give notice to Contractor of the default and the reasons for the default. The notice shall include the timeframe in which Contractor may cure the default. This timeframe is presumptively thirty (30) days, but may be extended, though not reduced, if circumstances warrant. During the period of time that Contractor is in default, the City shall hold all invoices and shall, when the default is cured, proceed with payment on the invoices. In the alternative, the City may, in its sole discretion, elect to pay some or all of the outstanding invoices during the period of default. If Contractor does not cure the default, the City may take necessary steps to terminate this Agreement under Section 20 "Termination of Agreement." Any failure on the part of the City to give notice of the Contractor's default shall not be deemed to result in a waiver of the City's legal rights or any rights arising out of any provision of this Agreement.

SECTION 23. EXCUSABLE DELAYS.

Contractor shall not be liable for damages, including liquidated damages, if any, caused by delay in performance or failure to perform due to causes beyond the control of Contractor. Such causes include, but are not limited to, acts of God, acts of the public enemy, acts of federal, state or local governments, acts of City, court orders, fires, floods, epidemics, strikes, embargoes, and unusually severe weather. The term and price of this Agreement shall be equitably adjusted for any delays due to such causes.

SECTION 24. COOPERATION BY CITY.

All public information, data, reports, records, and maps as are existing and available to City as public records, and which are necessary for carrying out the Services shall be furnished to Contractor in every reasonable way to facilitate, without undue delay, the Services to be performed under this Agreement.

SECTION 25. NOTICES.

All notices required or permitted to be given under this Agreement shall be in writing and shall be personally delivered, or sent by certified mail, postage prepaid and return receipt requested, addressed as follows:

To City:
City of Eastvale
Attn: Bryan Jones, City Manager
12363 Limonite Ave., Suite 910
Eastvale, CA 91752

To Contractor:
Renne Public Law Group (RPLG)
Jonathan V. Holtzman (RPLG) (Signatory)
350 Sansome Street, Suite 300
San Francisco, CA 94104

Renne Public Policy Group (RPPG)
Dane Hutchings, Managing Director (Primary Contact)
1100 11th Street, Suite 200-231
Sacramento, CA 95814

Notice shall be deemed effective on the date personally delivered or, if mailed, three (3) days after deposit of the same in the custody of the United States Postal Service.

SECTION 26. AUTHORITY TO EXECUTE.

Each of the signatories hereto represents and warrants that he or she is competent and authorized to enter into this Agreement on behalf of the Party for whom he or she purports to sign. Each Party hereto agrees to defend, indemnify, and hold harmless the other Parties hereto against all claims, suits, actions, and demands, including necessary expenses of investigation and reasonable attorneys' fees and costs, arising out of claims that its signatory was not competent or so authorized to execute this Agreement.

SECTION 27. ADMINISTRATION AND IMPLEMENTATION.

This Agreement shall be administered and executed by the City Manager or his or her designated representative. The City Manager shall have the authority to issue interpretations and to make amendments to this Agreement, including amendments that commit additional funds, consistent with Section 28 "Amendment" and the City Manager's contracting authority under the Eastvale Municipal Code.

SECTION 28. BINDING EFFECT.

This Agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the Parties.

SECTION 29. AMENDMENT.

No amendment to or modification of this Agreement shall be valid unless made in writing and approved by the Contractor and by the City. The City Manager shall have the authority to approve any amendment to this Agreement if the total compensation under this Agreement, as amended, would not exceed the City Manager's contracting authority under the Eastvale Municipal Code. The Parties agree that the requirement for written modifications cannot be waived and that any attempted waiver shall be void. The City's City Manager may, but is not required to, make minor amendments not affecting substantive terms without further authorization from the City Council. The City Council hereby authorizes the City Manager to execute any such amendments as required by this Agreement or that do not otherwise reduce City's rights under this Agreement. All other amendments shall be approved by the City Council.

SECTION 30. WAIVER.

Waiver by any Party to this Agreement of any term, condition, or covenant of this Agreement shall not constitute a waiver of any other term, condition, or covenant. Waiver by any Party of any breach of the provisions of this Agreement shall not constitute a waiver of any other provision nor a waiver of any subsequent breach or violation of any provision of this Agreement. Acceptance by City of any work or services by Contractor shall not constitute a waiver of any of the provisions of this Agreement.

SECTION 31. LAW TO GOVERN; VENUE.

This Agreement shall be interpreted, construed and governed according to the laws of the State of California. In the event of litigation between the Parties, venue in state trial courts shall lie exclusively in the County of Riverside, California. In the event of litigation in a U.S. District Court, venue shall lie exclusively in the Central District of California, in Riverside.

SECTION 32. ATTORNEYS FEES, COSTS AND EXPENSES.

In the event litigation or other proceeding is required to enforce or interpret any provision of this Agreement, the prevailing Party in such litigation or other proceeding shall be entitled to an award of reasonable attorney's fees, costs and expenses, in addition to any other relief to which it may be entitled.

SECTION 33. ENTIRE AGREEMENT.

This Agreement, including the attached Exhibits "A" through "C", is the entire, complete, final and exclusive expression of the Parties with respect to the matters addressed therein and supersedes all other agreements or understandings, whether oral or written, or entered into between Contractor and City prior to the execution of this Agreement. No statements, representations or other agreements, whether oral or written, made by any Party which are not embodied herein shall be valid and binding.

SECTION 34. SEVERABILITY.

If any term, condition or covenant of this Agreement is declared or determined by any court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this Agreement shall not be affected thereby and the Agreement shall be read and construed without the invalid, void or unenforceable provision(s).

SECTION 35. CONFLICTING TERMS.

Except as otherwise stated herein, if the terms of this Agreement conflict with the terms of any Exhibit hereto, or with the terms of any document incorporated by reference into this Agreement, the terms of this Agreement shall control.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the date and year first-above written.

CITY OF EASTVALE

Bryan Jones
City Manager

ATTEST:

Marc A. Donohue
City Clerk/Communications Director

APPROVED AS TO FORM

Erica Vega
City Attorney

Renne Public Law Group, LLP. DBA Renne Public Policy Group (RPPG)

Jonathan V. Holtzman
Managing Partner

NOTE: CONTRACTOR'S SIGNATURES SHALL BE DULY NOTARIZED, AND APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO CONTRACTOR'S BUSINESS ENTITY. CORPORATIONS AND LLCS MUST SUBMIT DOCUMENTATION SHOWING THAT THE INDIVIDUAL SIGNING ON ITS BEHALF HAS THE AUTHORITY TO EXECUTE THIS

CONTRACT.

EXHIBIT "A"
SCOPE OF SERVICES

Services provided by Consultant include but are not limited to:

• **Annual "Deep Dive" Review:** RPPG understands the importance that Agency staff plays in fully understanding the intricacies of operations, funding, and legislative priorities. RPPG will conduct an annual "Deep Dive" meeting (in person or via zoom in accordance with COVID-19 restrictions) with key Eastvale staff to gain a deeper legislative, political and funding priority insight. This approach helps your advocacy team best position Eastvale for success.

• **Legislative Review, Tracking and Advocacy:** Track, review and analyze any introduced and amended legislation and regulatory proposals. Advocate on legislation, regulatory proposals of interest to the City and any state budget issues impacting the organization.

• **Representation:** Represent the City at policy-related meetings, conferences, events, regulatory proceedings, legislative hearings, and other appropriate venues to deliver comments, testimony, and provide the City with a consistent presence in Sacramento. RPPG will also present to the City of Eastvale's City Council meetings to provide legislative updates as requested.

• **Relationship Building**: Continue fostering relationships with legislators and administration officials. Our firm will make meeting recommendations, schedule arrangements, and strategize on messaging in advance. This approach ensures that we have laid the groundwork for your bill proposals throughout the year.

• **Education Tour:** Using the City's legislative priorities, RPPG is prepared to conduct an education tour in the Capitol to drive awareness on the issues that matter to you most. This will ensure that the appropriate communication channels with legislative staff and legislators remain open throughout the 2021-2022 legislative session and beyond.

• **Targeted Engagement with Statewide Local Government Association and Local Agency Partners**: Our proven working relationship with the League of California Cities, California State Association of Counties, California Special District's Association and other statewide local government advocacy organizations will ensure that RPPG can communicate the City's policy positions—and when appropriate, work in a blended strategy to achieve success.

• **Assist in Modifying and Further Developing City of Eastvale's State Legislative Platform:** Having clear objectives is key to identifying potential threats, effectuating change, and achieving success. RPPG will work with the City to develop clear legislative and funding priorities using City of Eastvale's Legislative Policy Guidelines.

This will serve as the foundation for direction given to RPPG to engage on specific policies.

• **Document Creation and Review**: Consult and develop strategic documents, position letters, legislative tracking matrix, budget analysis, and background papers for the City to ensure its voice is consistently heard by policymakers and stakeholders.

Consultant's detailed timeline of their workplan for the initial year. Specific dates and deliverables are subject to change should the Legislative calendar be modified due to COVID-19.

	Action	Deliverable/Goal
Upon Contract award – March 2021	Collaborate with the City of Eastvale's staff to develop an annual legislative advocacy plan to guide our efforts during the legislative session, using the City's Legislative Policy Guidelines. Foster new and established relationships with Legislators and key Administration officials shortly after contract commencement. Our firm will make recommendations for meetings, schedule arrangements, and strategize on the messaging in advance. Develop an advocacy strategy that identifies legislative champions and key stakeholders, including coordination with other municipalities and organizations with similar legislative objectives.	Advocacy plan Develop target list of key policy committee staff, the executive branch, and other key elected officials for engagement.
Upon Contract award – March 2021	Develop language and supporting materials for these legislative proposals. Develop a clear communication plan, including a regularly scheduled conference call, along with written reports. Devise a matrix for timely reporting of bills relevant to the City.	Draft fact sheets, background materials, talking points, and other materials as needed. Legislative Tracking Matrix Detailed budget report
April-Sept. 2021	Meet with potential opposition to understand and mitigate potential concerns about bills relevant to the City. Draft letters of support, opposition, and/or amendments to address our concerns. Track and analyze proposed new laws and regulations; and provide general advocacy on legislation important to the City. This includes proactive information-gathering that keeps the City up to date on relevant state agency/department regulations and administrative policies.	Develop recommended positions on legislation and state budget proposals. Produce regular legislative reports. Negotiate with authors and sponsors to resolve concerns or stop bills where resolution is not possible. Bill position letters and televised

	Monitor budget process for potential positive/negative impacts. Engage when needed. Testify in policy committees on bills for which City of Eastvale has an active position, or recruit and prepare City personnel to testify where appropriate.	testimony.
Sept.-December 2021	Meet with Administration to ensure both support and opposition concerns are accurately conveyed. Draft end of session report providing progress on legislative activities, results on targeted legislation.	Seek Governor's signature/veto, as appropriate. Annual Report

EXHIBIT "B"
COMPENSATION

Consultant shall receive compensation, including authorized reimbursements, for all Services rendered under this Agreement at the rates set forth in this Exhibit.

Rate/Fee:

Flat retainer fee of $5,500 per month ($66,000.00 annual) for all Services.

This includes all work performed by RPPG key staff, advisors, and operational/ administrative support—including all costs associated with all quarterly (required) Fair Political Practice Commission filings.

For March 2021, the monthly flat retainer fee will be prorated based on the number of days remaining in the month once the Agreement is fully executed. The fee for February 2023 shall also be prorated based on the number of days in the month remaining in the term of the Agreement unless the Term of the Agreement is extended prior to expiration.

EXHIBIT "C"
INSURANCE

A. Insurance Requirements. Contractor shall provide and maintain insurance, acceptable to the City, in full force and effect throughout the term of this Agreement, against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the Services by Contractor, its agents, representatives or employees. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII.

Contractor shall provide the following scope and limits of insurance:

1. Minimum Scope of Insurance. Coverage shall be at least as broad as:

(1) Commercial General Liability. Insurance Services Office form Commercial General Liability coverage (Occurrence Form CG 0001).

(2) Automobile. Insurance Services Office form number CA 0001 (Ed. 1/87) covering Automobile Liability, including code 1 "any auto" and endorsement CA 0025, or equivalent forms subject to the written approval of the City.

(3) Workers' Compensation. Workers' Compensation insurance as required by the Labor Code of State of California covering all persons providing Services on behalf of the Contractor and all risks to such persons under this Agreement.

(4) Professional Liability. Professional liability insurance appropriate to the Contractor's profession. This coverage may be written on a "claims made" basis, and must include coverage for contractual liability. The professional liability insurance required by this Agreement must be endorsed to be applicable to claims based upon, arising out of or related to Services performed under this Agreement. The insurance must be maintained for at least three (3) consecutive years following the completion of Contractor's services or the termination of this Agreement. During this additional three (3) year period, Contractor shall annually and upon request of the City submit written evidence of this continuous coverage.

2. Minimum Limits of Insurance. Contractor shall maintain limits of insurance no less than:

(1) Commercial General Liability. $1,000,000 general aggregate for bodily injury, personal injury and property damage.

(2) Automobile. $1,000,000 per accident for bodily injury and property damage. A combined single limit policy with aggregate limits in an amount of

not less than $2,000,000 shall be considered equivalent to the said required minimum limits set forth above.

(3) Workers' Compensation. Workers' Compensation as required by the Labor Code of the State of California of not less than $1,000,000 per occurrence.

(4) Professional Liability. $1,000,000 per occurrence.

B. Other Provisions. Insurance policies required by this Agreement shall contain the following provisions:

1. All Policies. Each insurance policy required by this Agreement shall be endorsed and state the coverage shall not be suspended, voided, cancelled by the insurer or either Party to this Agreement, reduced in coverage or in limits except after 30 days' prior written notice by certified mail, return receipt requested, has been given to City.

2. Commercial General Liability and Automobile Liability Coverages.

(1) City, and its respective elected and appointed officers, officials, and employees and volunteers are to be covered as additional insureds as respects: liability arising out of activities Contractor performs; products and completed operations of Contractor; premises owned, occupied or used by Contractor; or automobiles owned, leased, hired or borrowed by Contractor. The coverage shall contain no special limitations on the scope of protection afforded to City, and their respective elected and appointed officers, officials, or employees.

(2) Contractor's insurance coverage shall be primary insurance with respect to City, and its respective elected and appointed, its officers, officials, employees and volunteers. Any insurance or self-insurance maintained by City, and its respective elected and appointed officers, officials, employees or volunteers, shall apply in excess of, and not contribute with, Contractor's insurance.

(3) Contractor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

(4) Any failure to comply with the reporting or other provisions of the insurance policies, including breaches of warranties, shall not affect coverage provided to City, and its respective elected and appointed officers, officials, employees or volunteers.

3. Workers' Compensation Coverage. Unless the City Manager otherwise agrees in writing, the insurer shall agree to waive all rights of subrogation

against City, and its respective elected and appointed officers, officials, employees and agents for losses arising from work performed by Contractor.

C. Other Requirements. Contractor agrees to deposit with City, at or before the effective date of this Agreement, certificates of insurance necessary to satisfy City that the insurance provisions of this contract have been complied with. The City may require that Contractor furnish City with copies of original endorsements effecting coverage required by this Exhibit "C". The certificates and endorsements are to be signed by a person authorized by that insurer to bind coverage on its behalf. City reserves the right to inspect complete, certified copies of all required insurance policies, at any time.

1. Contractor shall furnish certificates and endorsements from each subcontractor identical to those Contractor provides.

2. Any deductibles or self-insured retentions must be declared to and approved by City. At the option of City, either the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects City or its respective elected or appointed officers, officials, employees and volunteers, or the Contractor shall procure a bond guaranteeing payment of losses and related investigations, claim administration, defense expenses and claims.

3. The procuring of such required policy or policies of insurance shall not be construed to limit Contractor's liability hereunder nor to fulfill the indemnification provisions and requirements of this Agreement.

First Amendment to Agreement

This First Amendment to Agreement ("First Amendment") is entered into this 8th day of February, 2023 by and between the City of Eastvale, a California general law city ("City"), and Renne Public Law Group, LLP [DBA Renne Public Policy Group (RPPG)], a California Corporation ("Contractor"), as follows:

RECITALS

A. City and Contractor entered in an agreement for user fee study services on or about March 24, 2021 ("Agreement") with a term limit of 24 months.

B. City and Contractor desire to amend the term limit and extend the term for 3 months, for a total term of 27 months.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the promises made and recited herein, the parties do hereby enter into this First Amendment which modifies and amends the Agreement as follows:

1. **AMENDMENT.** Section 1, paragraph (a) of the Agreement is amended to increase the total term of the agreement by 3 months for a total term of 27 months.

2. **GENERAL PROVISIONS.**

a. **Remainder Unchanged**. Except as specifically modified and amended in this First Amendment, the Agreement remains in full force and effect and binding upon the parties.

b. **Integration**. This First Amendment constitutes the entire understanding and agreement of the parties and supersedes all negotiations or previous agreements between the parties with respect to all or any part of the transaction discussed in this First Amendment.

c. **Effective Date**. This First Amendment shall not become effective until the date it has been formally approved and executed by the appropriate authorities of the City and Consultant.

d. **Applicable Law**. The laws of the State of California shall govern the interpretation and enforcement of this First Amendment.

e. **References**. All references to the Agreement include all their respective terms and provisions. All defined terms utilized in this First Amendment have the same meaning as provided in the Agreement, unless expressly stated to the contrary in this First Amendment.

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment to the Agreement on the date and year first written above.

CITY OF EASTVALE:

Mark Orme, City Manager

APPROVED AS TO FORM:

Erica L. Vega, City Attorney

ATTEST:

Marc Donohue, City Clerk

Renne Public Law Group, LLP. DBA Renne Public Policy Group (RPPG)

Jonathan V. Holtzman
Managing Partner

Second Amendment to Agreement

This Second Amendment to Agreement ("Second Amendment") is entered into this 28th day of June, 2023 by and between the City of Eastvale, a California general law city ("City"), and Renne Public Law Group, LLP [DBA Renne Public Policy Group (RPPG)], a Limited Liability Partnership ("Contractor"), as follows:

RECITALS

A. City and Contractor entered in an agreement for lobbyist services on or about March 24, 2021 ("Agreement") with a term limit of 24 months.

B. City and Contractor amend the term limit and extend the term for 3 months, for a total term of 27 months, so the end of the term would generally coincide with the end of the fiscal year.

C. City and Contractor desire to amend the term limit and extend the term for approximately 2 more years to expire on June 30, 2025.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the promises made and recited herein, the parties do hereby enter into this First Amendment which modifies and amends the Agreement as follows:

1. **AMENDMENT.** Section 1, paragraph (a) of the Agreement is amended to extend the term of the Agreement to June 30, 2025.

2. **GENERAL PROVISIONS.**

a. **Remainder Unchanged**. Except as specifically modified and amended in this Second Amendment, the Agreement remains in full force and effect and binding upon the parties.

b. **Integration**. This Second Amendment constitutes the entire understanding and agreement of the parties and supersedes all negotiations or previous agreements between the parties with respect to all or any part of the transaction discussed in this Second Amendment.

c. **Effective Date**. This Second Amendment shall not become effective until the date it has been formally approved and executed by the appropriate authorities of the City and Consultant.

d. **Applicable Law**. The laws of the State of California shall govern the interpretation and enforcement of this Second Amendment.

e. **References**. All references to the Agreement include all their respective terms and provisions. All defined terms utilized in this Second Amendment have the same meaning as provided in the Agreement, unless expressly stated to the contrary in this Second Amendment.

IN WITNESS WHEREOF, the parties hereto have executed this Second Amendment to the Agreement on the date and year first written above.

CITY OF EASTVALE:

Mark Orme, City Manager

APPROVED AS TO FORM:

Erica L. Vega, City Attorney

ATTEST:

Marc Donohue, City Clerk

Renne Public Law Group, LLP. DBA Renne Public Policy Group (RPPG)

Jonathan V. Holtzman
Managing Partner

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 03/03/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Jennylyn Mondares	
Calender-Robinson Company, Inc. 0267063 233 Sansome St. Ste 508 San Francisco CA 94104	PHONE (A/C, No, Ext): (415) 978-3800	FAX (A/C, No): (415) 978-3825
	E-MAIL ADDRESS: jmondares@calrob.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Sentinel Insurance Co., LTD	11000
INSURED Renne Public Law Group LLP 350 Sansome St Fl 3 San Francisco CA 94104	INSURER B : Aspen American Insurance Co.	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** CL233335054 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:	Y		57SBABK3071	03/01/2023	03/01/2024	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 1,000,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
A	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY			57SBABK3071	03/01/2023	03/01/2024	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	[X] UMBRELLA LIAB [X] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [X] RETENTION $ 10,000			57SBABK3071	03/01/2023	03/01/2024	EACH OCCURRENCE AGGREGATE	$ 10,000,000 $ 10,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N [ ] If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $
B	PROFESSIONAL LIABILITY			LPP00408903	03/01/2023	03/01/2024	Each Claim: Aggregate Limit:	$2,000,000 $4,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

City of Eastvale are included as additional insureds subject to the policy terms, conditions and exclusions. *10 Day Notice of Cancellation for Non Payment of Premium.

CERTIFICATE HOLDER

City of Eastvale
Attn: Bryan Jones, City Manage
12363 Limonite Ave., Suite 910
Eastvale CA 91752

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

jennylyn mondares

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BUSINESS LIABILITY COVERAGE FORM

C. WHO IS AN INSURED

Additional Insureds When Required By Written Contract, Written Agreement Or Permit

6. Additional Insureds When Required By Written Contract, Written Agreement or Permit

The person(s) or organization(s) identified in Paragraphs **a** through **f** below are additional insureds when you have agreed, in a written contract, written agreement or because of a permit issued by a state or political subdivision, that such person or organization be added as an additional insured on your policy, provided the injury or damage occurs subsequent to the execution of the contract or agreement, or the issuance of the permit. A person or organization is an additional insured under this provision only for that period of time required by the contract, agreement or permit.

f. Any Other Party

(1) Any other party or organization who is not an insured under Paragraphs **a.** through **e.** above, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

(a) In the performance of your ongoing operations;

(b) In connection with your premises owned by or rented to you; or

(c) In connection with "your work" and included within the "products-completed operations hazard", but only if:

(i) The written contract or written agreement requires you to provide such coverage to such additional insured; and

(ii) This Coverage Part provides coverage for "bodily injury" or "property damage" included within the "products-completed operations hazard".

(2) With respect to the insurance afforded to these additional insureds, this insurance does not apply to: "Bodily Injury", "property damage" or "personal and advertising injury" arising out of the rendering of, or the failure to render, any professional architectural, engineering or surveying services, including: (a) The preparing, approving, or failure to prepare or approve maps, shop drawings, opinions, reports, surveys, field orders, change orders, designs or drawing specifications; or (b) Supervisory, inspection, architectural or engineering activities

E.7.b. (7) b.Primary And Non-Contributory To Other Insurance When Required By Contract

If you have agreed in a written contract, written agreement or permit that this insurance is primary and non-contributory with the additional insured's own insurance, this insurance is primary and we will not seek contribution from that other insurance

8. Transfer Of Rights Of Recovery Against Others To Us

b. Waiver of Rights Of Recovery (Waiver Of Subrogation)

If the insured has waived any rights of recovery against any person or organization for all or part of any payment, including Supplementary Payments, we have made under this Coverage Part, we also waive that right, provided the insured waived their rights of recovery against such person or organization in a contract, agreement or permit that was executed prior to the injury or damage.

AGENCY CUSTOMER ID: 00005524

LOC #:

ADDITIONAL REMARKS SCHEDULE

Page ____ of ____

AGENCY		NAMED INSURED
Calender-Robinson Company, Inc.		Renne Public Law Group Llp
POLICY NUMBER		
57SBABK3071		
CARRIER	NAIC CODE	
Sentinel Insurance Co., LTD	11000	EFFECTIVE DATE: 03/01/2022

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: _____ **FORM TITLE:** _____

Carrier: Travelers Casualty & Surety Co. of America
D&O & EPLI Coverage Policy #: 106886007
Effective Date: March 15, 2022 to March 15, 2023
D&O: $1,000,000 Each Claim/ $1,000,000 Aggregate
EPLI: $1,000,000 Each Claim/ $1,000,000 Aggregate
Cyber: $1,000,000 Aggregate

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CITY OF EASTVALE

AGENDA STAFF REPORT

City Council Meeting
CONSENT CALENDAR
Agenda Item No. 11.9
April 23, 2025

Approval of Professional Services Agreement with Community Services Event (Market Solutions) for Vendor Sales and Operations Services

Prepared By:

Enswins Cordero, Assistant Director of Community Services & Recreation

Recommended Action(s)

Staff recommends that the City Council authorize the City Manager to enter into an agreement with Market Solutions for an amount not to exceed $19,500, for the management of retail and food vendor operations during the International Food Festival, for a term of three months, subject to the terms and conditions as outlined in the agreement.

Summary

The Community Services and Recreation Department is responsible for the planning and implementation of all City community events. The City needs certain technical and support services to advance and meet the recreation goals and policies of the City Council that are outlined in the City's Strategic Plan. City staff seeks approval for a professional services agreement with a vendor management company to oversee vendor operations for the annual International Food Festival. Due to the scale of the weekend-long event, managing vendor logistics (including permitting, compliance with health and safety regulations, space allocation, marketing and coordination) has become a complex task requiring specialized expertise. A professional vendor management company helps streamline operations, improve vendor relations, and enhance the overall festival experience for attendees.

City staff has reviewed the contractor's proposal and recommends approval based on their demonstrated expertise and experience; ability and competence of the contractor to perform the

work within logistical deadlines; familiarity and ability to abide with required health and fire safety codes; and capacity of their staff to provide necessary guidance to efficiently manage provided services.

Background

The City annually hosts several large-scale community events related to the Strategic Plan that focuses on providing cultural and diverse events to our community. All of these events require various professional and non-professional services to complement the experience and expertise of City staff, partner agencies, and dedicated volunteers. The intent of this professional services agreement listing is to secure the necessary support to recruit, process, and manage a large array of retail and food vendors taking part in the City's weekend-long community events.

Environmental

Approval of the agreements is not a project subject to review under the California Environmental Quality Act.

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

Collaborate to provide cultural, diverse events and celebrations (including cuisine).

Fiscal Impact

This agreement is budgeted in the fiscal year 2024-25 Community Services account (100-720-6415).

Prior City Council/Commission Action

On June 12, 2024, City Council approved and adopted a budget resolution amending the 2024-25 Fiscal Budget by $671,900 for the continued development and implementation of community events and celebrations.

Attachment(s)

Attachment 1 - Media Solutions IFF 2025 - Agreement for Services

AGREEMENT FOR VENDOR SALES AND OPERATIONS SERVICES FOR THE 2025 INTERNATIONAL FOOD FESTIVAL

This Agreement for Services ("Agreement") is entered into as of this eleventh day of March, 2025 by and between the City of Eastvale, a municipal corporation ("City") and Media Solutions, LLC dba Market Solutions, a California Limited Liability Company ("Contractor"). City and Contractor are sometimes hereinafter individually referred to as "Party" and hereinafter collectively referred to as the "Parties."

RECITALS

A. City has sought, by direct negotiation, the performance of the services defined and described particularly in Section 2 of this Agreement.

B. Contractor, following submission of a proposal for the performance of the services defined and described particularly in Section 2 of this Agreement, was selected by the City to perform those services.

C. The Parties desire to formalize the selection of Contractor for performance of those services defined and described particularly in Section 2 of this Agreement and desire that the terms of that performance be as particularly defined and described herein.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the mutual promises and covenants made by the Parties and contained here and other consideration, the value and adequacy of which are hereby acknowledged, the Parties agree as follows:

SECTION 1. TERM OF AGREEMENT.

Subject to the provisions of Section 20 "Termination of Agreement" of this Agreement, the Term of this Agreement is for three months commencing on the date first ascribed above.

SECTION 2. SCOPE OF SERVICES

(a) Scope of Services. Contractor agrees to perform the services set forth in Exhibit "A" "Scope of Services" (hereinafter, the "Services") and made a part of this Agreement by this reference.

(b) Schedule of Performance. The Services shall be completed pursuant to the schedule specified in Exhibit "A." Should the Services not be completed pursuant to that schedule, the Contractor shall be deemed to be in Default of this Agreement. The City, in its sole discretion, may choose not to enforce the Default provisions of this Agreement and may instead allow Contractor to continue performing the Services.

SECTION 3. ADDITIONAL SERVICES.

Contractor shall not be compensated for any work rendered in connection with its

performance of this Agreement that are in addition to or outside of the Services unless such additional services are authorized in advance and in writing in accordance with Section 26 “Administration and Implementation” or Section 28 “Amendment” of this Agreement. If and when such additional work is authorized, such additional work shall be deemed to be part of the Services.

SECTION 4. COMPENSATION AND METHOD OF PAYMENT.

(a) Subject to any limitations set forth in this Agreement, City agrees to pay Contractor the amounts specified in Exhibit “B” “Compensation” and made a part of this Agreement by this reference. The total compensation paid by City, including reimbursement for actual expenses, shall not exceed nineteen thousand five hundred dollars ($19,500.00), unless additional compensation is approved in writing in accordance with Section 26 “Administration and Implementation” or Section 28 “Amendment” of this Agreement.

(b) Each month Contractor shall furnish to City an original invoice for all work performed and expenses incurred during the preceding month. The invoice shall detail charges by the following categories: labor (by sub-category), travel, materials, equipment, supplies, and subcontractor contracts. Subcontractor charges shall be detailed by the following categories: labor, travel, materials, equipment and supplies. If the compensation set forth in subsection (a) and Exhibit “B” include payment of labor on an hourly basis (as opposed to labor and materials being paid as a lump sum), the labor category in each invoice shall include detailed descriptions of task performed and the amount of time incurred for or allocated to that task. City shall independently review each invoice submitted by the Contractor to determine whether the work performed and expenses incurred are in compliance with the provisions of this Agreement. In the event that no charges or expenses are disputed, the invoice shall be approved and paid according to the terms set forth in subsection (c). In the event any charges or expenses are disputed by City, the original invoice shall be returned by City to Contractor for correction and resubmission.

(c) Except as to any charges for work performed or expenses incurred by Contractor which are disputed by City, City will use its best efforts to cause Contractor to be paid within thirty (30) days of receipt of Contractor’s correct and undisputed invoice.

(d) Payment to Contractor for work performed pursuant to this Agreement shall not be deemed to waive any defects in work performed by Contractor.

SECTION 5. INSPECTION AND FINAL ACCEPTANCE.

City may inspect and accept or reject any of Contractor’s work under this Agreement, either during performance or when completed. City shall reject or finally accept Contractor’s work within sixty (60) days after submitted to City. City shall reject work by a timely written explanation, otherwise Contractor’s work shall be deemed to have been accepted. City’s acceptance shall be conclusive as to such work except with respect to latent defects, fraud and such gross mistakes as amount to fraud. Acceptance of any of Contractor’s work by City shall not constitute a waiver of any of the provisions of this

Agreement including, but not limited to, Section 16 “Indemnification” and Section 17 “Insurance.”

SECTION 6. OWNERSHIP OF DOCUMENTS.

All original maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files and other documents prepared, developed or discovered by Contractor in the course of providing the Services pursuant to this Agreement shall become the sole property of City and may be used, reused or otherwise disposed of by City without the permission of the Contractor. Upon completion, expiration or termination of this Agreement, Contractor shall turn over to City all such original maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files and other documents.

If and to the extent that City utilizes for any purpose not related to this Agreement any maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files or other documents prepared, developed or discovered by Contractor in the course of providing the Services pursuant to this Agreement, Contractor’s guarantees and warranties in Section 9 “Standard of Performance” of this Agreement shall not extend to such use of the maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files or other documents.

All final work product developed by Contractor in the course of providing the Services pursuant to this Agreement shall become the sole property of City and may be used, reused or otherwise disposed of by City without the permission of the Contractor. Upon completion, expiration or termination of this Agreement, Contractor shall turn over to City all such final work product if paid for by the City. This provision specifically excludes Contractors’ work notes and drafts, which are owned by Contractor, not City.

SECTION 7. CONTRACTOR'S BOOKS AND RECORDS.

(a) Contractor shall maintain any and all documents and records demonstrating or relating to Contractor’s performance of the Services. Contractor shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, or other documents or records evidencing or relating to the Services, including expenditures and disbursements charged to City pursuant to this Agreement. Any and all such documents or records shall be maintained in accordance with generally accepted accounting principles and shall be sufficiently complete and detailed so as to permit an accurate evaluation of the services provided by Contractor pursuant to this Agreement. Any and all such documents or records shall be maintained for three (3) years from the date of execution of this Agreement and to the extent required by laws relating to audits of public agencies and their expenditures. In accordance with California Government Code Section 8546.7, if the total compensation in Section 4 exceeds ten thousand dollars ($10,000.00), this Agreement and the Contractor's books and records related to this Agreement shall be subject to the examination and audit of the State Auditor, at the

request of City or as part of any audit of the City, for a period of three (3) years after final payment under the Agreement.

(b) Any and all records or documents required to be maintained pursuant to this section shall be made available for inspection, audit and copying, at any time during regular business hours, upon request by City or its designated representative. Copies of such documents or records shall be provided directly to the City for inspection, audit and copying when it is practical to do so; otherwise, unless an alternative is mutually agreed upon, such documents and records shall be made available at Contractor's address indicated for receipt of notices in this Agreement.

(c) Where City has reason to believe that any of the documents or records required to be maintained pursuant to this section may be lost or discarded due to dissolution or termination of Contractor's business, City may, by written request, require that custody of such documents or records be given to the City. Access to such documents and records shall be granted to City, as well as to its successors-in-interest and authorized representatives.

SECTION 8. INDEPENDENT CONTRACTOR.

(a) Contractor is and shall at all times remain a wholly independent contractor and not an officer, employee or agent of City. Contractor shall have no authority to bind City in any manner, nor to incur any obligation, debt or liability of any kind on behalf of or against City, whether by contract or otherwise.

(b) The personnel performing the Services under this Agreement on behalf of Contractor shall at all times be under Contractor's exclusive direction and control. Neither City, nor any elected or appointed boards, officers, officials, employees or agents of City, shall have control over the conduct of Contractor or any of Contractor's personnel. Contractor shall not at any time or in any manner represent that Contractor or any of Contractor's personnel are in any manner officials, officers, or employees of City.

(c) Neither Contractor, nor any of Contractor's personnel shall obtain any rights to retirement, health care or any other benefits which may otherwise accrue to City's employees. Contractor expressly waives any claim Contractor, its officers, employees, agents or subcontractors, may have to any such rights. Contractor's indemnity obligations in Section 16 "Indemnification" of this Agreement include the obligation to indemnify the City from and against any liability that may arise related to claims that Contractor, its officers, employees, agents or subcontractors, are entitled to retirement, health care or any other benefits that accrue to City employees. This provision shall survive the expiration or earlier termination of this Agreement.

SECTION 9. STANDARD OF PERFORMANCE.

Contractor represents and warrants that it has the qualifications, experience and facilities necessary to properly perform the Services required under this Agreement in a thorough, competent and professional manner. Contractor shall at all times faithfully, competently and to the best of its ability, experience and talent, perform all Services. In meeting its obligations under this Agreement, Contractor shall employ, at a minimum,

generally accepted standards and practices utilized by persons engaged in providing services similar to the Services required of Contractor under this Agreement. In addition to the general standards of performance set forth this section, additional specific standards of performance and performance criteria may be set forth in Exhibit "A" "Scope of Work" that shall also be applicable to Contractor's work under this Agreement. Where there is a conflict between a general and a specific standard of performance or performance criteria, the specific standard or criteria shall prevail over the general.

SECTION 10. COMPLIANCE WITH APPLICABLE LAWS; PERMITS AND LICENSES.

Contractor shall keep itself informed of and comply with all applicable federal, state and local laws, statutes, codes, ordinances, regulations and rules in effect during the term of this Agreement. Contractor shall obtain any and all licenses, permits and authorizations necessary to perform the Services set forth in this Agreement. Neither City, nor any elected or appointed boards, officers, officials, employees or agents of City, shall be liable, at law or in equity, as a result of any failure of Contractor to comply with this section.

SECTION 11. PREVAILING WAGE LAWS

It is the understanding of City and Contractor that California prevailing wage laws do not apply to this Agreement because the Agreement does not involve any of the following services subject to prevailing wage rates pursuant to the California Labor Code or regulations promulgated thereunder: Construction, alteration, demolition, installation, or repair work performed on public buildings, facilities, streets or sewers done under contract and paid for in whole or in part out of public funds. In this context, "construction" includes work performed during the design and preconstruction phases of construction including, but not limited to, inspection and land surveying work.

SECTION 12. NONDISCRIMINATION.

Contractor shall not discriminate, in any way, against any person on the basis of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status in connection with or related to the performance of this Agreement.

SECTION 13. UNAUTHORIZED ALIENS.

Contractor hereby promises and agrees to comply with all of the provisions of the Federal Immigration and Nationality Act, 8 U.S.C.A. §§ 1101, et seq., as amended, and in connection therewith, shall not employ unauthorized aliens as defined therein. Should Contractor so employ such unauthorized aliens for the performance of the Services, and should the any liability or sanctions be imposed against City for such use of unauthorized aliens, Contractor hereby agrees to and shall reimburse City for the cost of all such liabilities or sanctions imposed, together with any and all costs, including attorneys' fees, incurred by City.

SECTION 14. CONFLICTS OF INTEREST.

(a) Contractor covenants that neither it, nor any officer or principal of its firm, has or shall acquire any interest, directly or indirectly, which would conflict in any manner with the interests of City or which would in any way hinder Contractor's performance of the Services. Contractor further covenants that in the performance of this Agreement, no person having any such interest shall be employed by it as an officer, employee, agent or subcontractor without the express written consent of the City Manager. Contractor agrees to at all times avoid conflicts of interest or the appearance of any conflicts of interest with the interests of City in the performance of this Agreement.

(b) City understands and acknowledges that Contractor is, as of the date of execution of this Agreement, independently involved in the performance of non-related services for other governmental agencies and private parties. Contractor is unaware of any stated position of City relative to such projects. Any future position of City on such projects shall not be considered a conflict of interest for purposes of this section.

(c) City understands and acknowledges that Contractor will perform non-related services for other governmental agencies and private Parties following the completion of the Services under this Agreement. Any such future service shall not be considered a conflict of interest for purposes of this section.

SECTION 15. CONFIDENTIAL INFORMATION; RELEASE OF INFORMATION.

(a) All information gained or work product produced by Contractor in performance of this Agreement shall be considered confidential, unless such information is in the public domain or already known to Contractor. Contractor shall not release or disclose any such information or work product to persons or entities other than City without prior written authorization from the City Manager, except as may be required by law.

(b) Contractor, its officers, employees, agents or subcontractors, shall not, without prior written authorization from the City Manager or unless requested by the City Attorney of City, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the work performed under this Agreement. Response to a subpoena or court order shall not be considered "voluntary" provided Contractor gives City notice of such court order or subpoena.

(c) If Contractor, or any officer, employee, agent or subcontractor of Contractor, provides any information or work product in violation of this Agreement, then City shall have the right to reimbursement and indemnity from Contractor for any damages, costs and fees, including attorney's fees, caused by or incurred as a result of Contractor's conduct.

Contractor shall promptly notify City should Contractor, its officers, employees, agents or subcontractors, be served with any summons, complaint, subpoena, notice of

deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party regarding this Agreement and the work performed thereunder. City retains the right, but has no obligation, to represent Contractor or be present at any deposition, hearing or similar proceeding. Contractor agrees to cooperate fully with City and to provide City with the opportunity to review any response to discovery requests provided by Contractor. However, this right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response. Contractor shall not be held criminally or civilly liable under any Federal or State trade secret law for the disclosure of a trade secret that is made in confidence to a Federal, State, or local government official or to an attorney solely for the purpose of reporting or investigating a suspected violation of law or for the disclosure of a trade secret that is made in a complaint or other document filed in a lawsuit or other proceeding, if such filing is made under seal.

SECTION 16. INDEMNIFICATION.

(a) Indemnification for Professional Liability. Where the law establishes a professional standard of care for Contractor's services, to the fullest extent permitted by law, Contractor shall indemnify, protect, defend and hold harmless City and any and all of its officials, employees and agents ("Indemnified Parties") from and against any and all liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including attorneys' fees and costs, court costs, interest, defense costs, and expert witness fees) arise out of, are a consequence of, or are in any way attributable to, in whole or in part, any negligent or wrongful act, error or omission of Contractor, or by any individual or entity for which Contractor is legally liable, including but not limited to officers, agents, employees or subcontractors of Contractor, in the performance of professional services under this Agreement.

(b) Indemnification for Other than Professional Liability. Other than in the performance of professional services and to the full extent permitted by law, Contractor shall indemnify, protect, defend and hold harmless City, and any and all of its employees, officials and agents from and against any liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including attorneys' fees and costs, court costs, interest, defense costs, and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, the performance of this Agreement by Contractor, or by any individual or entity for which Contractor is legally liable, including but not limited to officers, agents, employees or subcontractors of Contractor.

(c) Indemnification from Subcontractors. Contractor agrees to obtain executed indemnity agreements with provisions identical to those set forth in this section from each and every subcontractor or any other person or entity involved by, for, with or on behalf of Contractor in the performance of this Agreement naming the Indemnified Parties as additional indemnitees. In the event Contractor fails to obtain such indemnity obligations from others as required herein, Contractor agrees to be fully responsible according to the terms of this section. Failure of City to monitor compliance with these requirements

imposes no additional obligations on City and will in no way act as a waiver of any rights hereunder. This obligation to indemnify and defend City as set forth herein is binding on the successors, assigns or heirs of Contractor and shall survive the termination of this Agreement or this section.

(d) City's Negligence. The provisions of this section do not apply to claims occurring as a result of City's sole negligence. The provisions of this section shall not release City from liability arising from gross negligence or willful acts or omissions of City or any and all of its officials, employees and agents.

SECTION 17. INSURANCE.

Contractor agrees to obtain and maintain in full force and effect during the term of this Agreement the insurance policies set forth in Exhibit "C" "Insurance" and made a part of this Agreement. All insurance policies shall be subject to approval by City as to form and content. These requirements are subject to amendment or waiver if so approved in writing by the City Manager. Contractor agrees to provide City with copies of required policies upon request.

SECTION 18. ASSIGNMENT.

The expertise and experience of Contractor are material considerations for this Agreement. City has an interest in the qualifications and capability of the persons and entities who will fulfill the duties and obligations imposed upon Contractor under this Agreement. In recognition of that interest, Contractor shall not assign or transfer this Agreement or any portion of this Agreement or the performance of any of Contractor's duties or obligations under this Agreement without the prior written consent of the City. Any attempted assignment shall be ineffective, null and void, and shall constitute a material breach of this Agreement entitling City to any and all remedies at law or in equity, including termination of this Agreement pursuant to Section 20 "Termination of Agreement." City acknowledges, however, that Contractor, in the performance of its duties pursuant to this Agreement, may utilize subcontractors.

SECTION 19. CONTINUITY OF PERSONNEL.

Contractor shall make every reasonable effort to maintain the stability and continuity of Contractor's staff and subcontractors, if any, assigned to perform the Services. Contractor shall notify City of any changes in Contractor's staff and subcontractors, if any, assigned to perform the Services prior to and during any such performance.

SECTION 20. TERMINATION OF AGREEMENT.

(a) City may terminate this Agreement, with or without cause, at any time by giving thirty (30) days written notice of termination to Contractor. In the event such notice is given, Contractor shall cease immediately all work in progress.

(b) Contractor may terminate this Agreement for cause at any time upon thirty (30) days written notice of termination to City.

(c) If either Contractor or City fail to perform any material obligation under this Agreement, then, in addition to any other remedies, either Contractor, or City may terminate this Agreement immediately upon written notice.

(d) Upon termination of this Agreement by either Contractor or City, all property belonging exclusively to City which is in Contractor's possession shall be returned to City. Contractor shall furnish to City a final invoice for work performed and expenses incurred by Contractor, prepared as set forth in Section 4 "Compensation and Method of Payment" of this Agreement. This final invoice shall be reviewed and paid in the same manner as set forth in Section 4 "Compensation and Method of Payment" of this Agreement.

SECTION 21. DEFAULT.

In the event that Contractor is in default under the terms of this Agreement, the City shall not have any obligation or duty to continue compensating Contractor for any work performed after the date of default. Instead, the City may give notice to Contractor of the default and the reasons for the default. The notice shall include the timeframe in which Contractor may cure the default. This timeframe is presumptively thirty (30) days, but may be extended, though not reduced, if circumstances warrant. During the period of time that Contractor is in default, the City shall hold all invoices and shall, when the default is cured, proceed with payment on the invoices. In the alternative, the City may, in its sole discretion, elect to pay some or all of the outstanding invoices during the period of default. If Contractor does not cure the default, the City may take necessary steps to terminate this Agreement under Section 20 "Termination of Agreement." Any failure on the part of the City to give notice of the Contractor's default shall not be deemed to result in a waiver of the City's legal rights or any rights arising out of any provision of this Agreement.

SECTION 22. EXCUSABLE DELAYS.

Contractor shall not be liable for damages, including liquidated damages, if any, caused by delay in performance or failure to perform due to causes beyond the control of Contractor. Such causes include, but are not limited to, acts of God, acts of the public enemy, acts of federal, state or local governments, acts of City, court orders, fires, floods, epidemics, strikes, embargoes, and unusually severe weather. The term and price of this Agreement shall be equitably adjusted for any delays due to such causes.

SECTION 23. COOPERATION BY CITY.

All public information, data, reports, records, and maps as are existing and available to City as public records, and which are necessary for carrying out the Services shall be furnished to Contractor in every reasonable way to facilitate, without undue delay, the Services to be performed under this Agreement.

SECTION 24. NOTICES.

All notices required or permitted to be given under this Agreement shall be in writing and shall be personally delivered, or sent by certified mail, postage prepaid and return receipt requested, addressed as follows:

To City: City of Eastvale
Attn: Assistant Director of
Community Services & Recreation
12363 Limonite Ave., Suite 910
Eastvale, CA 91752

To Contractor: Media Solutions LLC
DBA: Market Solutions
1973 Foothill Parkway #402
Corona, CA 92881

Notice shall be deemed effective on the date personally delivered or, if mailed, three (3) days after deposit of the same in the custody of the United States Postal Service.

SECTION 25. AUTHORITY TO EXECUTE.

Each of the signatories hereto represents and warrants that he or she is competent and authorized to enter into this Agreement on behalf of the Party for whom he or she purports to sign. Each Party hereto agrees to defend, indemnify, and hold harmless the other Parties hereto against all claims, suits, actions, and demands, including necessary expenses of investigation and reasonable attorneys' fees and costs, arising out of claims that its signatory was not competent or so authorized to execute this Agreement.

SECTION 26. ADMINISTRATION AND IMPLEMENTATION.

This Agreement shall be administered and executed by the City Manager or his or her designated representative. The City Manager shall have the authority to issue interpretations and to make amendments to this Agreement, including amendments that commit additional funds, consistent with Section 28 “Amendment” and the City Manager’s contracting authority under the Eastvale Municipal Code.

SECTION 27. BINDING EFFECT.

This Agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the Parties.

SECTION 28. AMENDMENT.

No amendment to or modification of this Agreement shall be valid unless made in writing and approved by the Contractor and by the City. The City Manager shall have the authority to approve any amendment to this Agreement if the total compensation under this Agreement, as amended, would not exceed the City Manager’s contracting authority under the Eastvale Municipal Code. The Parties agree that the requirement for written modifications cannot be waived and that any attempted waiver shall be void. The City’s City Manager may, but is not required to, make minor amendments not affecting substantive terms without further authorization from the City Council. The City Council hereby authorizes the City Manager to execute any such amendments as required by this Agreement or that do not otherwise reduce City’s rights under this Agreement. All other amendments shall be approved by the City Council.

SECTION 29. WAIVER.

Waiver by any Party to this Agreement of any term, condition, or covenant of this Agreement shall not constitute a waiver of any other term, condition, or covenant. Waiver by any Party of any breach of the provisions of this Agreement shall not constitute a waiver of any other provision nor a waiver of any subsequent breach or violation of any provision of this Agreement. Acceptance by City of any work by Contractor shall not constitute a waiver of any of the provisions of this Agreement.

SECTION 30. LAW TO GOVERN; VENUE.

This Agreement shall be interpreted, construed and governed according to the laws of the State of California. In the event of litigation between the Parties, venue in state trial courts shall lie exclusively in the County of Riverside, California. In the event of litigation in a U.S. District Court, venue shall lie exclusively in the Central District of California, in Riverside.

SECTION 31. ATTORNEYS FEES, COSTS AND EXPENSES.

In the event litigation or other proceeding is required to enforce or interpret any provision of this Agreement, the prevailing Party in such litigation or other proceeding shall be entitled to an award of reasonable attorney's fees, costs and expenses, in addition to any other relief to which it may be entitled.

SECTION 32. ENTIRE AGREEMENT.

This Agreement, including the attached Exhibits "A" through "C", is the entire, complete, final and exclusive expression of the Parties with respect to the matters addressed therein and supersedes all other agreements or understandings, whether oral or written, or entered into between Contractor and City prior to the execution of this Agreement. No statements, representations or other agreements, whether oral or written, made by any Party which are not embodied herein shall be valid and binding.

SECTION 33. SEVERABILITY.

If any term, condition or covenant of this Agreement is declared or determined by any court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this Agreement shall not be affected thereby and the Agreement shall be read and construed without the invalid, void or unenforceable provision(s).

SECTION 34. CONFLICTING TERMS.

Except as otherwise stated herein, if the terms of this Agreement conflict with the terms of any Exhibit hereto, or with the terms of any document incorporated by reference into this Agreement, the terms of this Agreement shall control.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the date and year first-above written.

CITY OF EASTVALE

_____
Mark Orme
City Manager

ATTEST:

_____
Marc Donohue
City Clerk

APPROVED AS TO FORM

_____
Erica Vega
City Attorney

MEDIA SOLUTIONS LLC

By: _____
Name: _____
Its: _____

NOTE: CONTRACTOR'S SIGNATURES SHALL BE DULY NOTARIZED, AND APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE

REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO CONTRACTOR'S BUSINESS ENTITY. CORPORATIONS AND LLCS MUST SUBMIT DOCUMENTATION SHOWING THAT THE INDIVIDUAL SIGNING ON ITS BEHALF HAS THE AUTHORITY TO EXECUTE THIS CONTRACT.

EXHIBIT "A"
SCOPE OF SERVICES

Market Solutions (the "Contractor") will perform Vendor Sales and Operations Agent Services for the City of Eastvale (the "City") as described herein for the Eastvale International Food Festival, scheduled for May **17**, 2025 (12:00 p.m.-9:00 p.m.) and May **18**, 2025 (12:00 p.m.-8:00 p.m.) on Scholar Way between Evening Breeze Street and Mustang Way (the "Event").

- Based on Contractor's measurements of the proposed event site, an estimated 100-115 vendor booths can be placed on the site, with sufficient clearance at both ends of the street reserved for City related staging and barriers.
- The proposed event site measures approximately 1,600 feet between the intersections of Evening Breeze Street and Mustang Way.
- After allocating 40 feet of clearance at Evening Breeze Street and Mustang Way intersections for City staging, there will be approximately 1,500 linear feet on each side of the street for booths, stage, bouncers, and a beer garden. With 10-foot-deep x 10-foot- wide booth spaces for each vendor, this will allow for 50 booths on each side of the street comfortably, with up to 65 on each side of the street at a sellout.

SERVICES TO BE PROVIDED:

Event Layout

- Contractor to produce Site map, in coordination with City staff, with exact booth layout & dimensions. Layout plans are to be compliant with pertinent County Public Health and State Fire code regulations.

Vendor & Sponsorship Sales

- Contractor to oversee all vendor sales and operations, in the following suggested categories and quantities, based on ideal 100 booth placements.
    - Food related vendors based on a variety of food and snack categories
    - Original craft vendors
    - Kid-centric vendors & cultural vendors as appropriate
    - 10 booths reserved per City discretion (City & community partner booths)
    - Sponsor booth space if applicable
- Contractor to solicit applications from prospective vendors through a deadline agreed upon be-tween Contractor and the City.
- Contractor to utilize and manage its existing social media accounts to contact prospective vendors and promote event attendance. Contractor to keep records available of costs associated with conducting advertisements.
- City to provide Contractor with branding, Event name, and permission to use the City of Eastvale's name in posts to attract vendors and attendees.
- City to include a link to vendor application form on City's event website.
- Contractor to submit the list of prospective vendors to the City for final approval.
- City to review list of prospective vendors and provide notice of approval by deadline agreed upon between Contractor and the City.

Turnkey Vendor Onboarding, Billing, and Management

- Contractor to configure and host all Application, Agreement, and Payment collection operations for all vendors*. Contractor to review, place on layout, and invoice/ collect payments from vendors as necessary per agreement.
- Contractor to provide City with a sales report listing all confirmed and paid vendors, including pertinent information regarding deposits, waived fees, insurance costs, and additional fees incurred due to electrical needs.
- Contractor to provide detailed sales report to City within 10 business days after conclusion of the Event.

- City to review Contractor vendor booth agreement, terms & conditions, and any other event documents.

Vendor Management & Responsibilities*

- Contractor to provide all vendors with Event instructions, schedule, and other documents, as required by City.
- Contractor to obtain required documents, as directed by City, (e.g. proof of insurance, health permits, etc.) from vendors so as to be in full compliance of applicable codes.
- Contractor to respond to vendor questions regarding the Event.
- Contractor, on behalf of city, to manage and obtain County of Riverside Health Department Temporary Food Facility (TFF) Permit from vendors and be the primary liaison between the County inspector and all food vendors.
- Contractor responsible for all costs directly associated with vendor operations including, but not limited to (custodial, electrical, wash sinks, ice, etc.). Some vendor operation services listed above will be approved or secured by the City and any relative costs forwarded to Contractor for payment.

Vendor Supervision at Event*

(Based on 12:00 p.m. – 9 :00 p.m. Saturday / 12:00 p.m. – 8:00 p.m. Sunday Event Hours)

- Contractor to develop load-in / load-out plan.
- Contractor to provide supervisory staff for move-in and move-out, including coordination with City designated staff or volunteers.
- Contractor to staff vendor information booth during Event open hours.
- Other Vendor Duties:
    - Friday (May **16**, 2025)
        - Contractor to mark vendor booths – In coordination and with approval from City staff.
    - Saturday (May **17**, 2025)
        - Contractor to supervise vendor move-in (7:00 a.m.-11:00 a.m.)
        - Contractor to supervise vendor restock move-out (9:00 p.m.-10:00 p.m.)
    - Sunday (May **18**, 2025)
        - Contractor to supervise vendor restock (8:00 a.m.-11:00 a.m.)
        - Contractor to supervise vendor cleanup & move-out (8:00 p.m.-11:00 p.m.)

*Any component of the Event that includes beer, wine, and/or liquor and/or the sale of beer, wine, and/or liquor will **not** be sold or supervised by the Contractor and will be the sole responsibility of the City or its third-party affiliate. Any additional amenity or activity area (e.g. bike valet, arts & craft) will also be managed per the sole discretion of the City.

Cancellation

All Vendor Sales Agent Services Fees paid to Contractor are nonrefundable. In the event of cancellation or postponement of the Event by City or force majeure, refunds to Event vendors default to the City's terms and conditions for the Event.

Performance

In the event that Contractor, or any vendor managed by Contractor, fails to abide by event rules leading to the City to obtain additional services (custodial, electrical support, etc.), all pertinent costs will be the responsibility of the Contractor.

Post-Event

Within 10 business days of the conclusion of the event, Contractor will provide a final vendor report listing all event financial information (fees paid/waived, deposits kept/returned, additional fees, etc.).

ADDITIONAL CITY SERVICES TO BE PROVIDED:

City to additionally provide, or arrange for, the following services:

- Facility-Street usage (there are fees to adjacent parking lots at ERHS and River Heights)
- Parking & traffic control services

- Event security & patrol services (includes Sheriff Deputies, private security)
- Event security screening services (includes metal wands and detection stands).
- Traffic control services (barricades, street signs, CMS boards, detour route)
- Pedestrian access services (barricades & bike rack barriers as needed to prevent pedestrians from accessing restricted areas).
- Fire-Medical response units (ALS units).
- Emergency and event operation mobility carts (golf carts as needed)
- Entertainment Stage w/truss, shade cover, lighting, background banner and stairs.
- Professional audio/video services for entertainment and announcement needs.
- Event signage and banners indicating event rules, key locations, and event amenities.
- Event decorations including entrance archways, truss and lantern lights as permissible.
- Event seating and tables (and/or shade) as permissible.
- Light towers
- Portable restrooms, stage lifts, and signage in compliance with ADA requirements.
- City marketing of event including all social media, press releases, and CNUSD Peach Jar distribution.
- Procurement and distribution of event-themed promotional items.
- Trash receptacles where necessary (Contractor still responsible for custodial services).
- Access to clean water – hot & cold - as required by Riverside County Department of Environmental Health (e.g. High School Kitchen)
    - Option: 3-Compartment Sink and Water Holding Tanks for handwash stations and Health Department Requirements for food-related vendors for an additional service fee.
- Access to at least one (1) flatbed golf cart for contractor use during event setup, public operating hours, and event clean up.

EXHIBIT "B"

COMPENSATION

I. Contractor shall be compensated and use the following rates in the performance of the Services:

Compensation
City shall pay Contractor $19,500 within 10 days of event close for the performance of the Services. As additional compensation, Contractor shall retain 100% of the amounts collected for vendor booths and 30% of the amounts collected for corporate sponsorships. Contractor shall turn over the remaining 70% of sponsorship amounts collected to City prior to event close.

Rates – Vendor Booths
The Contractor will offer the following rates including "Early-bird / Returning Vendor" Rates for 2025 as follows:
Food - Prepared:
- Regular (10' wide x 10 long): $800 by 3/15/25 | 5900 after 3/15/25
- Corner (20' wide x 10' long): $1,100 by 3/15/25 | $1,250 after 3/15/25

Food - Truck/Trailer:
- $500 by 3/15/25 | $600 after 3/15/25

Food - Cottage or Pre-Packaged
- Regular (10' x 10'): $450 by 3/15/25 | $500 after 3/15/25

Cultural / Craft Merchandise:
- Regular (10' x 10'): $200 by 3/15/25 | $250 after 3/15/25

Rates - Corporate Sponsorships:
Platinum (2) - 55,000
Gold (4) - $1,000
Silver (5) - $500
Bronze (5)- $250

II. Contractor may utilize subcontractors in accordance with the terms and conditions of this Agreement.

EXHIBIT "C"
INSURANCE

A. Insurance Requirements. Contractor shall provide and maintain insurance, acceptable to the City, in full force and effect throughout the term of this Agreement, against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the Services by Contractor, its agents, representatives or employees. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII.

Contractor shall provide the following scope and limits of insurance:

1. Minimum Scope of Insurance. Coverage shall be at least as broad as:

(1) Commercial General Liability. Insurance Services Office form Commercial General Liability coverage (Occurrence Form CG 0001).

(2) Automobile. Insurance Services Office form number CA 0001 (Ed. 1/87) covering Automobile Liability, including code 1 "any auto" and endorsement CA 0025, or equivalent forms subject to the written approval of the City.

(3) Workers' Compensation. Workers' Compensation insurance as required by the Labor Code of State of California covering all persons providing Services on behalf of the Contractor and all risks to such persons under this Agreement.

(4) Professional Liability. Professional liability insurance appropriate to the Contractor's profession. This coverage may be written on a "claims made" basis, and must include coverage for contractual liability. The professional liability insurance required by this Agreement must be endorsed to be applicable to claims based upon, arising out of or related to Services performed under this Agreement. The insurance must be maintained for at least three (3) consecutive years following the completion of Contractor's services or the termination of this Agreement. During this additional three (3) year period, Contractor shall annually and upon request of the City submit written evidence of this continuous coverage.

2. Minimum Limits of Insurance. Contractor shall maintain limits of insurance no less than:

(1) Commercial General Liability on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than $2,000,000 per occurrence.

(2) Automobile. $1,000,000 per accident for bodily injury and property damage. A combined single limit policy with aggregate limits in an amount of

not less than $2,000,000 shall be considered equivalent to the said required minimum limits set forth above.

(3) Workers' Compensation. Workers' Compensation as required by the Labor Code of the State of California, with statutory limits.

(4) Professional Liability. $1,000,000 per occurrence.

B. Other Provisions. Insurance policies required by this Agreement shall contain the following provisions:

1. All Policies. Each insurance policy required by this Agreement shall be endorsed and state the coverage shall not be suspended, voided, cancelled by the insurer or either Party to this Agreement, reduced in coverage or in limits except after 30 days' prior written notice by certified mail, return receipt requested, has been given to City.

2. Commercial General Liability and Automobile Liability Coverages.

(1) City, and its respective elected and appointed officers, officials, and employees and volunteers are to be covered as additional insureds as respects: liability arising out of activities Contractor performs; products and completed operations of Contractor; premises owned, occupied or used by Contractor; or automobiles owned, leased, hired or borrowed by Contractor. The coverage shall contain no special limitations on the scope of protection afforded to City, and their respective elected and appointed officers, officials, or employees.

(2) Contractor's insurance coverage shall be primary insurance with respect to City, and its respective elected and appointed, its officers, officials, employees and volunteers. Any insurance or self-insurance maintained by City, and its respective elected and appointed officers, officials, employees or volunteers, shall apply in excess of, and not contribute with, Contractor's insurance.

(3) Contractor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

(4) Any failure to comply with the reporting or other provisions of the insurance policies, including breaches of warranties, shall not affect coverage provided to City, and its respective elected and appointed officers, officials, employees or volunteers.

3. Workers' Compensation Coverage. Unless the City Manager otherwise agrees in writing, the insurer shall agree to waive all rights of subrogation

against City, and its respective elected and appointed officers, officials, employees and agents for losses arising from work performed by Contractor.

C. Other Requirements. Contractor agrees to deposit with City, at or before the effective date of this Agreement, certificates of insurance necessary to satisfy City that the insurance provisions of this contract have been complied with. The City may require that Contractor furnish City with copies of original endorsements effecting coverage required by this Exhibit "C". The certificates and endorsements are to be signed by a person authorized by that insurer to bind coverage on its behalf. City reserves the right to inspect complete, certified copies of all required insurance policies, at any time.

1. Contractor shall furnish certificates and endorsements from each subcontractor identical to those Contractor provides.

2. Any deductibles or self-insured retentions must be declared to and approved by City. At the option of City, either the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects City or its respective elected or appointed officers, officials, employees and volunteers, or the Contractor shall procure a bond guaranteeing payment of losses and related investigations, claim administration, defense expenses and claims.

3. The procuring of such required policy or policies of insurance shall not be construed to limit Contractor's liability hereunder nor to fulfill the indemnification provisions and requirements of this Agreement.

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council Meeting
PUBLIC HEARINGS
Agenda Item No. 12.1
April 23, 2025

PLN24-20053 – Density Bonus Agreement, Tentative Tract Map 39022, and Major Development Review for Warmington Residential Development

Prepared By:

Jamie K. Cerda, AICP, Principal Planner

Recommended Action(s)

Staff recommends that the City Council take the following actions:

1. Find the project exempt from CEQA pursuant to CEQA 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. Adopt a Resolution Approving the Density Bonus, Vesting Tentative Tract Map No. 39022, and to subdivide three (3) existing residential lots totaling 8.3-acres (7.9 net acres) into 76 residential lots, four (4) for water quality and open space purposes and five (5) for private street purposes, subject to conditions of approval, and the Major Development Review for the master building architecture and site planning of 76 single-family residential lots, landscaping, and parking areas, subject to conditions of approval;
3. Approve the form of Density Bonus Agreement between Warmington Residential California, Inc. and the City of Eastvale and authorize the City Manager to execute;
4. Approve the form of Resale Restriction Agreement and related documents between the City and initial homeowner(s) of affordable units and authorize the City Manager to execute Resale Restriction Agreements with the initial homebuyers of the four affordable units.

Summary

The applicant, Warmington Residential California, Inc. is requesting approval of a density bonus, Vesting Tentative Tract Map (VTTM) No. 39022 to subdivide three (3) existing residential lots totaling 8.3-acres (7.9 net acres)(properties addressed as 8312 Grapewin Street and 8330 Archibald Avenue) into 76 single-family residential lots, four (4) lots for water quality and open space purposes, and five (5) lots for private street purposes, as well as the master site planning and architecture of the 76 single-family residential homes with four (4) proposed as affordable to very-low income buyers.

As proposed, the project includes a density bonus and waivers of development standards under the State Density Bonus Law (California Government Code Section 65915 through 65918) and Eastvale Municipal Code (EMC) Section 120.05.090 because the project sets aside four (4) units for very-low income buyers. The EMC requires density bonuses to be approved by the City Council. The proposed density of the site is 9.16 dwelling units per acre (du/ac). The General Plan land use designation and zoning for the project site are inconsistent, however, a change of zone is not required for the project under the Housing Accountability Act (HAA), which allows housing development projects to proceed in such situations if consistent with the General Plan land use designation. 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 because the State Density Bonus Law does not give local agencies discretion to deny a density bonus if an applicant has met all of the statutory criteria.

Background

Location

The 8.3-acre project site is located on three (3) existing residential lots addressed as 8330 Archibald Avenue and 8312 Grapewin Street at the southeast corner of Archibald Avenue and Grapewin Street. The project site is bound by residential to the north, Vantage Point Church to the south, the Santa Ana Watercourse to the east and Archibald Avenue 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 (**Attachment 1**). 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.

The application is subject to the 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-1 Light 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 developers to seek up incentives/concessions and an unlimited number of development standard waivers if application of the standards would physically preclude the development of the project at the density proposed. 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. The Density Bonus Law provides that an agency "shall" approve a density bonus if the project sets aside the requisite number of units for sale or rent to qualifying households.

This project includes a density bonus but the applicant has not sought any incentives or concessions.

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 at the density allowed under the Density Bonus Law. 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	2,805 square feet
Minimum Lot Width	60 feet	33 feet
Minimum Lot Depth	100 feet	80 feet
Side Interior Setback	5 feet	4 feet
Side Street Setback	10 feet	4 feet
Max Fence Height	6 feet	7.5' (1.5 retaining with 6' privacy fence) 9' (3' retaining with 6' privacy fence) 15' (9' retaining with 6' privacy fence)
Street Width	32 feet curb to curb 50-foot right-of-way	26 feet curb to curb 34-foot right-of-way (Modified County Standard 106, given private streets)

RDS-14 (PG 19)	For detached single-family residential homes . . . 51 to 99 units: minimum of four different floor plans	Three floor plans
RDG-7 (PG 20)	All projects of 10 or more residential lots should include at least one-single-story floor plan	Tow-story plan types (No single-story model)

The Density Bonus Law requires the City to waive development standards that physically preclude the development of the project at the density proposed unless the City can make a finding of "specific, adverse impact," as defined by the HAA, upon the health or safety, or the waiver would violate State or federal law.

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 between the City and the initial homebuyers of the affordable units (**Attachment 8.1**). The Density Bonus Law requires the City to ensure the affordable units that qualified the development for a density bonus are initially sold to qualifying households at an affordable sales price and requires those initial buyers to enter into an equity sharing agreement that will apply in the event the home is sold. Details related to the Density Bonus Agreement are discussed under the Density Bonus Agreement section of this report.

Analysis

Tentative Tract Map No. 39022

The applicant has submitted an application for Vesting Tentative Tract Map (VTTM 39022) to subdivide three developed lots totaling 8.3 acres (7.9 net acres) into seventy-six (76) single family residential lots, four (4) lots for water quality and open space purposes and five (5) lots for private street purposes within the Single-Family-Low land use designation. At present, the project site is developed with a residential structure and livestock farm utilized for past agricultural purposes, all of which would be demolished with the development of the proposed tract.

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 Single-Family-Low 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 66 total dwelling units for the project site (8 du/ac x 8.3 ac ≈ 66 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 five percent (5%) or four (4) affordable units for the very low-income category or $51,250 annually, adjusted for a four-person household size (66 total du X 0.05 affordability rate ≈ 4 affordable du) the applicant is entitled to a density bonus of twenty percent (20%) or an additional fourteen (14) units above the base density of what would be permitted to be built under the General Plan without a density bonus; however, it should be noted that while the applicant is entitled to construct 80 residential units under State Density Bonus Law (66 base units + 14 density bonus units = 80 allowable residential units), the applicant is requesting a total of only 76 residential units as part of this project.

Table 2: Density Bonus Calculation

Affordable Unit - 5% (4 units-very low income)*	**Density Bonus Calculation**	**Units Allowed**
Base Density - Single Family Low	8.3 acres x8 du/ac	66 Units
20 Percent State Density Bonus	(66 x 0.20)	+14 units
Total Units		**80 Units allowed, 76 units proposed**
*Affordable unit percentage is calculated excluding units added by a density bonus.		

Vesting Tentative Tract Map No. 39022 (**Attachment 3**) proposes a density of 9.16 du/ac (i.e., 76 residential lots ÷ 8.3 acres = 9.16 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., 14 additional units) are excluded from density calculation; therefore, the project has a proposed density of 7.9 du/ac (i.e., 66 base density units ÷ 8.3 acres = 7.9 du/ac); therefore consistent with the General Plan land use designation of Single-Family-Low.

Zoning Code Compliance
The property is zoned A-1 Light 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, VTTM 39022 does not conform to the development standards of the A-1 zone in that the 76 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 VTTM 39022 have minimums of 2,805 square feet in size, 33 feet in width, and 80 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 Single-Family - Low 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-1 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. Although the proposed lots are unable to meet the minimum lot dimensions for the R-1 zone, the site planning of the community (i.e., plotting) does comply with the majority of the development standards for the R-1 zone. This will be discussed in greater detail later in this report. For these reasons, staff has determined that the project meets the intent of HAA.

Access and Circulation

Access to the tract is proposed via a single-entry driveway along Archibald Avenue with restricted right-in and right-out access. The entry road (i.e., Street "A") would extend into the site a distance of approximately 140 feet where it intersects a loop road providing vehicular access to all units within the project. The entry road would include decorative paving treatment, community identification signage, and enhanced landscape nodes at either side to create an attractive "grand entry." A secondary emergency-only access is provided at the terminus of Street "E" connecting the project site with Grapewin Street (private street). Access would be restricted to emergency personnel only with the posting of signage, a low height manual double swing gate with Knox box. 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 4- foot sidewalk on either side within a 34-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 ranges from approximately 578 feet to about 591 feet above mean sea level having a relatively flat to gently sloping terrain with surface drainage generally directed to the west. The Santa Ana River watercourse is located adjacent to the eastern site boundary with water surface elevation of approximately 540 feet above mean sea level.

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 northwest corner of the project site via a series of gutters throughout the development. Surface flows in these proposed gutters will be captured via catch basins and conveyed via an onsite storm drain system into bioretention basins to treat the onsite runoff prior to discharging into a proposed storm drain line going north to Grapewin Street which connects into an existing drainage channel.

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 76-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. Further, the City Traffic Engineer has reviewed the project proposal and has determined that the surrounding public street circulation system is designed to accommodate the level of development proposed. Additionally, the City Traffic Engineer is satisfied that the proposed project will not adversely impact traffic circulation along the surrounding streets, nor will it compromise the level of traffic/pedestrian safety in the area.

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 Vantage Point Church. 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, 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 0.68 acres of land for public parks and recreational purposes. This is calculated by the number of dwelling units in the subdivision (76 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 8.3 (project site acreage) and multiplied by 0.68 (parks and recreation land dedication requirement). Prior to recording the Final VTTM, 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 seventy-six (76) 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 Footage	No. of Stories	No. of Bedrooms	No. of Bathrooms	Garage Parking	Percentage of Total Project
Plan 1	1,905 sq. ft.	2	3 + loft (4 bedroom option	2.5	2/421 sq. ft.	33%
Plan 2	2,075 sq. ft.	2	4+ loft (5 bedroom option)	2.5	2/423 sq. ft.	33%
Plan 3	2.150 sq. ft.	2	3+ loft+ flex (5 bedroom option)	3	2/489 sq. ft.	34%

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 (34 percent of units)
- Farmhouse (33 percent of units)
- Monterey (33 percent of units)

Included in the development plans (**Attachment 5**) the applicant proposes a total of eight (8) 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.

Pursuant to the City of Eastvale's Design Standards and Guidelines (RDS-14) for single-family residential tracts with 51 to 99 units, there shall be a total of four (4) different floor plans proposed by an applicant; however, the project proposed by the applicant is requesting a wavier from Residential Design Standard 14 and offering a total of three (3) floor plans. Staff has reviewed the proposal and given the fact that each of the three (3) plans are evenly distributed throughout the community with no one plan being predominate, the three (3) distinct architectural styles of the units, and the numerus roofing materials, and color and trim schemes there is enough variation in the tract to grant the waiver of the fourth-floor plan.

Additionally, 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 76 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 2,805 to 5,777 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 Vesting Tentative Tract Map 39022 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 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.

Table: 4 Compliance with R-1 Development Standards

Compliance with R-1 One-Family Dwelling Residential Development Standards			
Standard	**Required**	**Proposed**	**Meets Standard**
Front Setback	20 feet	20 feet	Yes
Rear Setback	10 feet	10 feet	Yes
Side Yard Setback (Interior)	5 feet	4 feet	No
Side Yard Setback (Street side)	10 feet	4 feet	No
Building Height	40 feet maximum	27 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 one-foot reduction or waiver of the interior side yard setback from five (5) feet to four (4) which staff has evaluated and determined complies 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.

With regard to the request for a street side yard setback reduction from ten (10) feet to four (4), staff has determined that the location of on-site parallel parking spaces and the presence of water quality management basins are the cause for non-compliance for each of the properties unable to meet the street side yard setback development standard. Given the compact development and limited street parking, staff would support keeping the on-site parallel parking stalls, and water quality basins and allow for the reduction of street side yard setbacks on impacted lots (i.e., lots 10, 25, 50, 55, 56, 62, 69, 70).

Parking
Each proposed dwelling unit would include two (2) garage spaces and two driveway spaces, for a total of 304 spaces, as well as an additional 10 on-street parallel open/guest parking stalls. Pursuant to Section 120.05.060 of the Eastvale Zoning Code, the project would exceed the City's minimum parking requirement of 152 spaces (2 spaces per dwelling unit) by 162 parking spaces. 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.

To proactively address any neighborhood parking impacts that could result from the project, the Conditions of Approval for the DR include 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
The applicant proposes to construct tract perimeter fencing along the boundaries of the site. 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. Given the unique location, adjacent to the Santa Ana Riverbed, and the proposed site grading, the applicant's preliminary Wall and Fence Plan (**Attachment 6**) proposes four (4) different conditions for the tract perimeter fencing, requesting a waiver from Section 120.05.030 for three (3) of the four (4) wall conditions.

The proposed fencing along the project's western boundary (i.e., facing Archibald Avenue) would consist of a six-foot (6') tall split face block with a tan concrete masonry unit (CMU) cap, consistent with the Zoning Code. The northern tract boundary or rear walls of Lots 12-24 range in height due to the proposed grade differences between the subject site and the property to the north. The northern wall is a combination retaining/privacy screen wall ranging in total height from nine feet (3' retaining + 6' privacy/screen) to fifteen feet (9' retaining + 6' privacy/screen) as visible from the property to the north. The property owner to the north was approached by the applicant and made aware of the proposed development. To date no protest or concern has been received from the adjacent property owner. The applicant is requesting a waiver from the six-foot height limitation to construct the northern wall.

The fencing along the eastern tract boundary, like the northern boundary, varies in height due to its adjacency to the Santa Ana Riverbed. The proposed wall consists of a combination geo-grid block retaining wall ranging from 3.5' in height to 14' feet in height with a 6' tall tubular steel "view" fence placed immediately above, as visible from the riverbed. The applicant is again requesting a waiver from the six-foot height limitation to accommodate the design.

Finally, the tract perimeter fencing along the southern boundary of the site, shared with Vantage Point Church, proposes a six foot (6') tall split face block with tan CMU cap; however as one moves from west to east towards the Santa Ana Riverbed, the wall becomes a combination wall (retaining and privacy/screen wall) with a maximum of eight feet (8') retaining and six feet (6') for privacy fencing, as visible from the project site (i.e., future residents). Similar to those above, the applicant is requesting a waiver from Section 120.05.030. Vantage Point Church was approached by the applicant and made aware of the proposed development. To date no protest or concern has been received from Vantage Point Church as the adjacent property owner.

In addition to the requested waivers for the tract perimeter fencing, the applicant requests two additional waivers for interior fencing as well. To address the differences in grade, the rear yard interior walls of Lots 50-55 and 57-76 are proposed to be combination retaining/privacy screen walls with three feet (3') of retaining and six feet (6') of privacy fencing. The materials are proposed to be split face block with cream colored vinyl fencing. Lots 50-55 and Lots 63-69 are at a lower grade and would have the visual impact of a nine-foot (9') tall wall while Lots 57-62 and Lots 70-76 with whom they share a rear wall with would be at a higher elevation and have a six-foot (6') privacy fence.

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 approximately nine feet lower in elevation, the Santa Ana Riverbed greater than twenty feet lower in elevation, and the established Vantage Point Church approximately eight feet higher in elevation, 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 same justification can be applied for the internal rear property line walls proposed as combination retaining/privacy screen wall reaching a maximum of nine feet (9') in height. The existing topography of the site leaves the eastern boundary at a slightly higher elevation than the western boundary; therefore a three foot (3') retaining wall is necessary to have an effective site.

The applicant's Preliminary Landscape Plans (Attachment 6) offers an enhanced landscaped frontage (i.e., Archibald Avenue) and entrance into the future residential community (i.e., Street "A"), creating a sense of arrival. The frontage will be planted with Chinese Pistache, Southern Magnolia, California Pepper, and Australian Willow trees in addition to various shrubs such as Baby Bliss Flax Lily, 'Huntington Carpet' Creeping Rosemary, Sunset Heaven 'Golden Breath of Heaven'. Each of the project's four (4) water quality basins are also proposed to be well landscaped for both utilitarian and aesthetic purposes with Australian Willow trees, Berkely Sedge, Small Cape Rush, and Santa Barbara Dwarf Mexican Sage shrubs. Additionally, tract perimeter walls are also proposed to be clad in Boston 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: Strawberry, Peppermint, 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, four (4) units are proposed to be affordable to households earning less than $51,250 (30-50 percent of the AMI, which is currently set at $97,500, adjusted for a four-person household size), as published by the California Department of Housing and Community Development (HCD). The applicant proposes all four (4) of the affordable units to be Plan 1 which consists of a 1,905 square foot, three-bedroom, two story unit with a two (2) car garage. The proposed units will be distributed throughout the 76-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 with the City in which each restricted unit must be occupied as the homebuyer's principal residence and requires equity sharing with the City if the unit is resold (**Attachment 8.1**).
- 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 tenants within a 600-foot radius of the project site. The public hearing notice was published in the Press Enterprise newspaper on April 13, 2025, for the City Council meeting on April 23, 2025, and mailing notices were mailed on April 10, 2025. 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

On March 19, 2025, the Planning Commission took public testimony of the requested items and by a 5-0 vote, recommended the Eastvale City Council find that the project is exempt from CEQA based on the findings in the Exemption Determination Report and approve Vesting Tentative Tract Map 39022, the Major Development Review and the Density Bonus Agreement with Warmington Residential to construct 76 single family residences with four units set aside for the very low-income category. The Planning Commission complimented the applicant on the proposed architecture of the homes and requested the applicant work with the property owner of Grapewin Street (private street) to obtain full ingress/egress access rights for their residential community.

Attachment(s)

Attachment 1- Housing Accountability Act
Attachment 2 - State Density Bonus Law
Attachment 3 - VTTM 39022
Attachment 4 - Plot Plan
Attachment 5 - Architectural Development Plans
Attachment 6 - Preliminary Landscape Plans
Attachment 7 - CEQA Exemption Report
Attachment 8 - Density Bonus Agreement
Attachment 8.1 -Form Density Bonus Resale Restriction Agreement
Attachment 9 - Resolution
Attachment 10 - Conditions of Approval (VTTM 39022)
Attachment 11 - Conditions of Approval (MDR)
Attachment 12 - Public Hearing Notice
Attachment 13 - Radius Map.
Attachment 14 - CNUSD Letter
Attachment 15 - PowerPoint

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.)

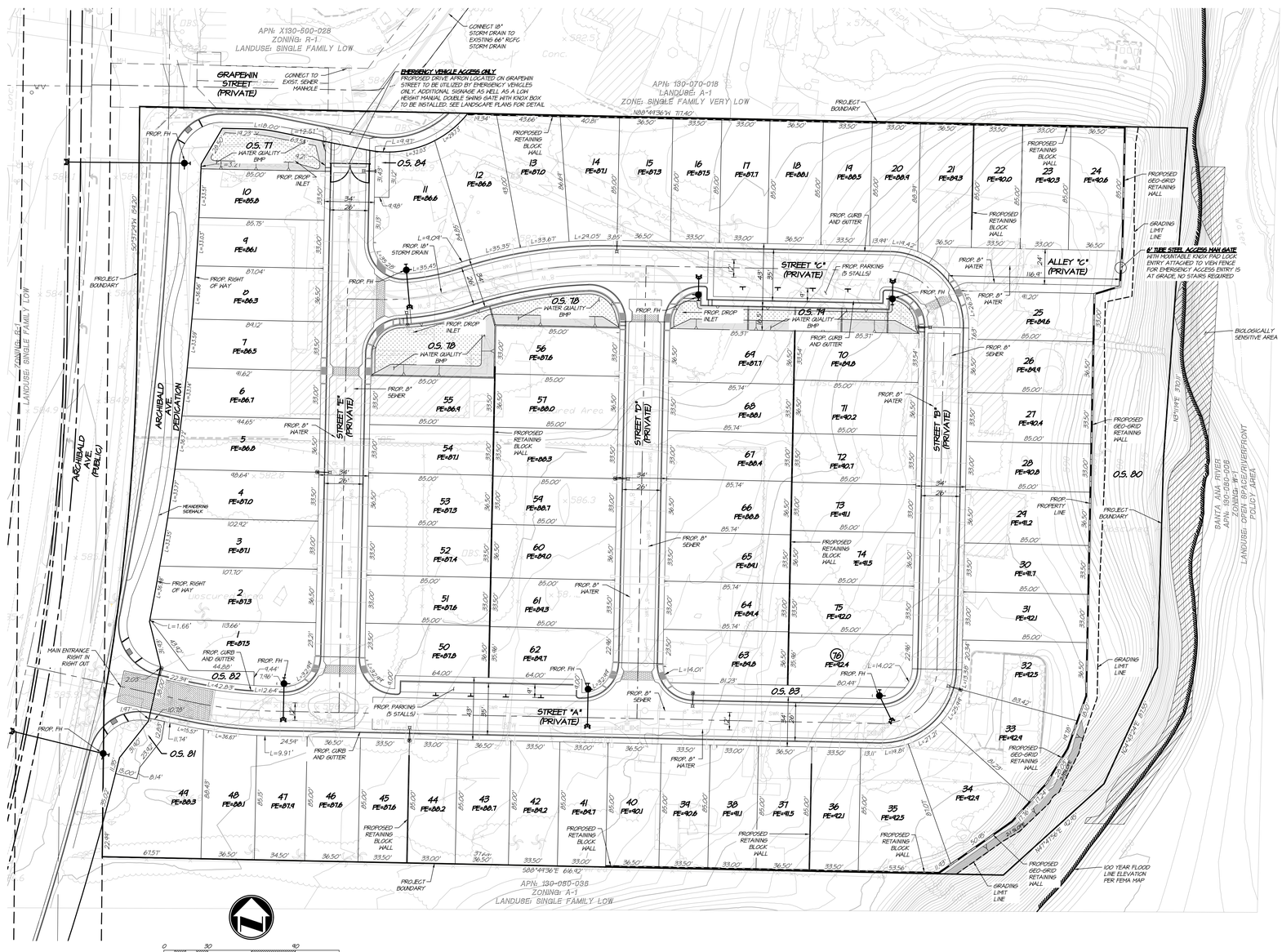
IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

VESTING TENTATIVE TRACT MAP 39022

SCHEDULE "A" SUBDIVISION

TENTATIVE TRACT MAP

LOT #	LANDUSE	NET SF.	ACRES	COVERAGE %
1	SINGLE FAMILY LOW	3,761	0.09	0.34
2	SINGLE FAMILY LOW	4,038	0.09	0.32
3	SINGLE FAMILY LOW	3,474	0.08	0.36
4	SINGLE FAMILY LOW	3,375	0.08	0.38
5	SINGLE FAMILY LOW	3,525	0.08	0.37
6	SINGLE FAMILY LOW	3,072	0.07	0.41
7	SINGLE FAMILY LOW	3,026	0.07	0.42
8	SINGLE FAMILY LOW	3,213	0.07	0.41
9	SINGLE FAMILY LOW	2,850	0.07	0.44
10	SINGLE FAMILY LOW	2,858	0.07	0.45
11	SINGLE FAMILY LOW	4,190	0.10	0.31
12	SINGLE FAMILY LOW	3,720	0.09	0.35
13	SINGLE FAMILY LOW	3,437	0.08	0.37
14	SINGLE FAMILY LOW	3,148	0.07	0.40
15	SINGLE FAMILY LOW	3,103	0.07	0.42
16	SINGLE FAMILY LOW	2,848	0.07	0.45
17	SINGLE FAMILY LOW	2,805	0.06	0.45
18	SINGLE FAMILY LOW	3,103	0.07	0.42
19	SINGLE FAMILY LOW	2,848	0.07	0.45
20	SINGLE FAMILY LOW	2,826	0.06	0.45
21	SINGLE FAMILY LOW	3,174	0.07	0.41
22	SINGLE FAMILY LOW	2,848	0.07	0.45
23	SINGLE FAMILY LOW	2,805	0.06	0.45
24	SINGLE FAMILY LOW	3,103	0.07	0.42
25	SINGLE FAMILY LOW	2,856	0.07	0.44
26	SINGLE FAMILY LOW	3,103	0.07	0.42
27	SINGLE FAMILY LOW	2,848	0.07	0.45
28	SINGLE FAMILY LOW	2,805	0.06	0.45
29	SINGLE FAMILY LOW	3,103	0.07	0.42
30	SINGLE FAMILY LOW	2,848	0.07	0.45
31	SINGLE FAMILY LOW	2,805	0.06	0.45
32	SINGLE FAMILY LOW	3,741	0.09	0.35
33	SINGLE FAMILY LOW	3,795	0.09	0.33
34	SINGLE FAMILY LOW	3,445	0.09	0.32
35	SINGLE FAMILY LOW	4,217	0.10	0.31
36	SINGLE FAMILY LOW	2,848	0.07	0.45
37	SINGLE FAMILY LOW	3,103	0.07	0.42
38	SINGLE FAMILY LOW	2,805	0.06	0.45
39	SINGLE FAMILY LOW	2,848	0.07	0.45
40	SINGLE FAMILY LOW	3,103	0.07	0.42
41	SINGLE FAMILY LOW	2,805	0.06	0.45
42	SINGLE FAMILY LOW	2,848	0.07	0.45
43	SINGLE FAMILY LOW	3,103	0.07	0.42
44	SINGLE FAMILY LOW	2,805	0.06	0.45
45	SINGLE FAMILY LOW	2,848	0.07	0.45
46	SINGLE FAMILY LOW	3,103	0.07	0.42
47	SINGLE FAMILY LOW	2,933	0.07	0.43
48	SINGLE FAMILY LOW	3,155	0.07	0.41
49	SINGLE FAMILY LOW	4,867	0.11	0.27
50	SINGLE FAMILY LOW	3,175	0.07	0.41
51	SINGLE FAMILY LOW	2,805	0.06	0.45
52	SINGLE FAMILY LOW	2,848	0.07	0.45
53	SINGLE FAMILY LOW	3,103	0.07	0.42
54	SINGLE FAMILY LOW	2,805	0.06	0.45
55	SINGLE FAMILY LOW	2,848	0.07	0.45
56	SINGLE FAMILY LOW	2,805	0.06	0.45
57	SINGLE FAMILY LOW	3,103	0.07	0.42
58	SINGLE FAMILY LOW	2,848	0.07	0.45
59	SINGLE FAMILY LOW	2,805	0.06	0.45
60	SINGLE FAMILY LOW	3,103	0.07	0.42
61	SINGLE FAMILY LOW	2,848	0.07	0.45
62	SINGLE FAMILY LOW	3,130	0.07	0.40
63	SINGLE FAMILY LOW	3,113	0.07	0.42
64	SINGLE FAMILY LOW	2,830	0.06	0.45
65	SINGLE FAMILY LOW	2,872	0.07	0.45
66	SINGLE FAMILY LOW	3,130	0.07	0.42
67	SINGLE FAMILY LOW	2,830	0.06	0.45
68	SINGLE FAMILY LOW	2,872	0.07	0.45
69	SINGLE FAMILY LOW	3,130	0.07	0.42
70	SINGLE FAMILY LOW	2,850	0.07	0.44
71	SINGLE FAMILY LOW	3,103	0.07	0.42
72	SINGLE FAMILY LOW	2,848	0.07	0.45
73	SINGLE FAMILY LOW	2,805	0.06	0.45
74	SINGLE FAMILY LOW	3,101	0.07	0.42
75	SINGLE FAMILY LOW	2,848	0.07	0.45
76	SINGLE FAMILY LOW	3,035	0.07	0.42
77	O.S. WATER QUALITY	2,040	0.05	BASIN 0%
78	O.S. WATER QUALITY	5,172	0.12	BASIN 0%
79	O.S. WATER QUALITY	3,135	0.07	BASIN 0%
80	O.S. SANTA ANA RIVER	23,405	0.54	RIVER 0%
81	O.S. HOA	645	0.01	HOA 0%
82	O.S. HOA	645	0.02	HOA 0%
83	O.S. HOA	1,214	0.03	HOA 0%
84	O.S. HOA	310	0.01	HOA 0%
"A"	STREET (PRIVATE)	21,740		STREET 100%
"B"	STREET (PRIVATE)	7,454		STREET 100%
"C"	STREET (PRIVATE)	15,370		STREET 100%
"D"	STREET (PRIVATE)	7,450		STREET 100%
"E"	STREET (PRIVATE)	12,810		STREET 100%



OWNER

ABG GROUP, LLC, A LIMITED LIABILITY COMPANY
APN 130-070-021

ONESIMO CORONEL AND SILVIA CORONEL, TRUSTEES, OR THEIR SUCCESSORS IN INTEREST, OF THE ONESIMO AND SILVIA CORONEL FAMILY TRUST DATED SEPTEMBER 28, 2022, AND ANY AMENDMENTS THERETO
APN 130-070-025 & 130-080-004

APPLICANT

WARMINGTON RESIDENTIAL
3080 FULLMAN STREET
COSTA MESA, CA 92626
CONTACT: GREG OCASEK (PROJECT CONSULTANT)
(714) 434-4355

ENGINEER

adkan ENGINEERS
6879 AIRPORT DRIVE
RIVERSIDE, CA. 92504
951-688-0241

ASSESSORS PARCEL NUMBER

130-070-015, 130-070-021, 130-080-004

SCHOOL DISTRICTS

CORONA-NORCO UNIFIED SCHOOL DISTRICT
(951) 736-5000

ZONING/LAND USE

EXISTING ZONING:	LIGHT AGRICULTURE, A-1
	CONVERT TO R-1 (ONE FAMILY DWELLINGS)
PROPOSED ZONING:	DENSITY BONUS REQUIREMENT
EXISTING GENERAL PLAN:	SINGLE FAMILY LOW, SF-L
PROPOSED GENERAL PLAN:	SINGLE FAMILY LOW, SF-L WITH STATE DENSITY BONUS

PROJECT DENSITY

PROJECT ACREAGE:	8.3 +/- ACRES (GROSS), 7.9 +/- ACRES (NET)
ALLOWABLE DESITY GP	8 DUAC
NUMBER OF UNITS PER GP	66 UNITS
AFFORDABLE:	5% VERY LOW INCOME
AFFORDABLE UNITS:	4 HOMES (ROUNDED UP)
DENSITY BONUS:	20%
ALLOWABLE UNIT COUNT:	80 UNITS
PROPOSED UNIT COUNT:	76 UNITS
DENSITY (GROSS):	9.16 DUAC

PARKING SUMMARY (PER STATE DENSITY BONUS)

REQUIRED PARKING	#UNITS		SPACES/DU		#SPACES
RESIDENTIAL (4 BED)	76	X	2.5	=	190 SPACES
TOTAL PARKING REQUIRED				=	190 SPACES
PROVIDED PARKING					
GARAGE	76	X	2	=	152 SPACES
DRIVEWAY	76	X	2	=	152 SPACES
STREET (GUEST)				=	10 SPACES
TOTAL PARKING PROVIDED				=	314 SPACES

UNIT SUMMARY

PLAN#	DESCRIPTION	#UNITS	MIX	SF(GROSS)	TOTAL(GROSS)	GARAGE	PATIO/PORCH
PLAN 1	3 BED+LOFT (4 BED OPT)/2.5 BATH	25 UNITS	33%	1405 SF	41,625 SF	421 SF	55 SF
PLAN 2	4 BED+LOFT/ 2.5 BATH	25 UNITS	33%	2,079SF	51,975 SF	423 SF	91 SF
PLAN 3	3 BED+LOFT+FLEX/5 BED OPT)/3 BATH	26 UNITS	34%	2,250 SF	55,800 SF	484 SF	0 SF
	TOTAL:	76 UNITS	100%		159,400 SF		

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:
THAT PORTION OF LOT "O" OF FULLER RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 16 PAGES(S) 14 TO 17, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, AND POINT ALSO BEING THE SOUTHEAST CORNER OF LOT "M" OF SAID FULLER RANCHO;
THENCE SOUTH 0° 09' 19" EAST, 623.4 FEET; THENCE SOUTH 40° 45' WEST, 974.3 FEET;
THENCE SOUTH 36° 15' WEST, 772.8 FEET; THENCE NORTH 84° 34' WEST, 912.4 FEET TO A POINT ON THE EAST LINE OF ARCHIBALD AVENUE;
THENCE SOUTH 0° 02' EAST, ALONG SAID EAST LINE OF ARCHIBALD AVENUE 225 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 84° 34' EAST, 1235.8 FEET;
THENCE SOUTH 3° 51' WEST, 225.4 FEET;
THENCE NORTH 84° 34' WEST, 1235.8 FEET TO A POINT ON THE EAST LINE OF ARCHIBALD AVENUE;
THENCE NORTH 0° 02' WEST, ALONG SAID EAST LINE OF ARCHIBALD AVENUE, 225 FEET;
THENCE SOUTH 84° 34' EAST, 912.4 FEET TO THE TRUE POINT OF BEGINNING, EXCEPT THAT PORTION AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED JUNE 15, 1965 AS INSTRUMENT NO. 64094 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. PARCELS 1 AND 2 ABOVE ARE ALSO SHOWN AS PORTIONS OF LOTS 13 AND 14 OF ASSESSORS MAP NO. 62.

PARCEL 3:
THAT PORTION OF LOT O OF FULLER RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 16, PAGES 14 TO 17, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, SAID POINT BEING THE SOUTHEAST CORNER OF LOT M OF FULLER RANCHO;
THENCE SOUTH 0° 09' 19" EAST, 623.4 FEET;
THENCE SOUTH 40° 45' WEST 974.3 FEET;
THENCE SOUTH 36° 15' WEST, 432.4 FEET;
THENCE CONTINUING SOUTH 36° 15' WEST, 339.4 FEET;
THENCE NORTH 84° 34' WEST, 912.4 FEET TO A POINT ON THE EASTERLY LINE OF ARCHIBALD AVENUE;
THENCE SOUTH 0° 02' EAST ON THE EASTERLY LINE OF ARCHIBALD AVENUE, 514.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE SOUTH 84° 34' EAST, 616.92 FEET;
THENCE NORTH 41° 26' EAST, 183.84 FEET TO THE SOUTHEASTERLY CORNER OF THE LAND CONVEYED TO MILLER A. CRANE AND WIFE, BY DEED RECORDED JANUARY 3, 1934 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
THENCE NORTH 84° 34' WEST, 235.25 FEET;
THENCE NORTH 0° 02' WEST 225.00 FEET;
THENCE SOUTH 84° 34' WEST, 450.00 FEET TO THE EASTERLY LINE OF ARCHIBALD AVENUE;
THENCE SOUTH 0° 02' EAST, ALONG SAID EASTERLY LINE OF ARCHIBALD AVENUE, 289.00 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED JANUARY 1, 1965 AS INSTRUMENT NO. 1674 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

GENERAL NOTES

1. THE PROJECT IS LOCATED WITHIN FLOOD ZONE X BASED ON FEMA FLOOD INSURANCE RATE MAP PANEL 687 OF 3905, RIVERSIDE COUNTY CALIFORNIA.
2. THIS IS A CALIFORNIA DENSITY BONUS LAW PROJECT (SEE SITE SUMMARY TABLE). IT IS ALSO BEING PROCESSED WITH A PRELIMINARY SB 330 APPLICATION.
3. PUBLIC STREET IMPROVEMENTS PER CITY OF EASTVALE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
4. THOMAS BROS. MAP BOOK PAGE: 713, GRID A4, 2024 EDITION
5. NO SUBSURFACE SEPTIC DISPOSAL PROPOSED.
6. ALL EXISTING STRUCTURES ON SITE TO BE DEMOLISHED.
7. ARCHIBALD TO BE OPEN TO THE PUBLIC AND IN-TRACT STREETS ARE TO BE PRIVATE, AND WILL BE SHOWN AND CONVEYED ON THE FINAL MAP AS LETTERED LOTS "A" THRU "E"
8. ENTRY AT GRAPEHIN STREET TO BE USED FOR EMERGENCY ACCESS ONLY.
9. SINGLE FAMILY RESIDENTIAL DEVELOPMENT WILL NOT BE GATED.
10. ALL LOTS HAVE 1% MIN. GRADE TOWARDS THE STREET FOR DRAINAGE PURPOSES.
11. THERE ARE NO REMAINING PARCELS.
12. RUNOFF FROM THIS TRACT WILL BE ROUTED INTO THE AN EXISTING RIVERSIDE FLOOD CONTROL STORM DRAIN LINE THAT DISCHARGES INTO THE SANTA ANA RIVER.
13. PROJECT SITE IS NOT WITHIN COMMUNITY SERVICES DISTRICT.
14. THERE IS ONE KNOWN PRIVATE WELL ON THIS PROPERTY. IT WILL BE ABANDONED AND CAPPED.
15. SITE IS SUBJECT TO LIQUEFACTION.
16. ANY OPEN SPACE LOTS TO BE MAINTAINED BY HOME OWNERS ASSOCIATION.
17. PROJECT TO COMPLY WITH SCHEDULE A IMPROVEMENTS PER THE SUBDIVISION MAP ACT.
18. SIDE YARD W/ GATE SETBACK - 4' MIN.
SIDE YARD W/ NO GATE SETBACK - 4' MIN.
REAR YARD SETBACK - 10' MIN.
STREET SIDE YARD SETBACK - 5' MIN.
19. PROJECT WALLS AND FENCING DETAILS WILL BE SHOWN ON THE CONCEPTUAL GRADE PLAN.
20. THIS PROJECT IS EXEMPT FROM HYDRAULIC CONDITIONS OF CONCERN (HCOC).
21. THE TENTATIVE TRACT MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER
22. IMPERVIOUS SQUARE FOOTAGE:
EXIST: 228,768 SF (0.64 AC)
PROP: 204,934 SF (4.70 AC)

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: VOIP(I (949) 824-4200, I-VOIP (888) 364-8647
COMMINITY PHONE (866) 512-8541, AXVOICE
CABLE: SPECTRUM (888) 364-2408, DISH (877) 384-3424, DIRECTV (800) 531-500
INTERNET: SPECTRUM (888) 364-2408

EARTHWORK QUANTITIES

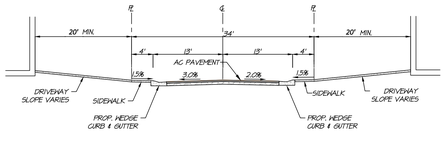
CUT: 20,980 CY FILL: 21,790 CY NET: 880 CY (IMPORT)

THE QUANTITY SHOWN ABOVE IS FOR DISCUSSION PURPOSES ONLY. THESE QUANTITIES ARE CONSIDERED RAW AND NO SHRINKAGE OR SUBSIDENCE FACTORS HAVE BEEN APPLIED.

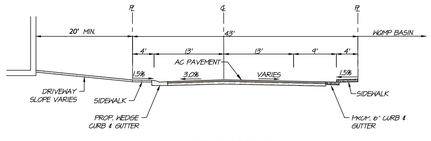
LEGEND

- PROPERTY BOUNDARY
- PROP. CURB & GUTTER
- PROP. SWR MAIN & MH
- PROP. WTR MAIN
- PROP. SD PIPE
- FLOW LINE
- MULTI-PURPOSE CONC. TRAIL FENCE
- PROP. GEO-GRID RETAINING WALL
- PROP. BLOCK RETAINING WALL
- PROP. RETAINING CURB
- PROP. STREETLIGHT
- PROP. FIRE HYDRANT
- RESTRICTED USE AREA
- BIOLOGICALLY SENSITIVE AREA PER COMPLETED SURVEYS

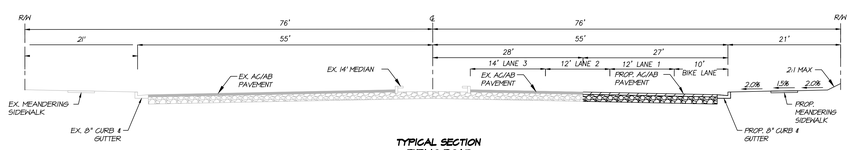
TC	TOP OF CURB
FL	FLOWLINE
FS	FINISHED SURFACE
PE	PAD ELEVATION
CB	CATCH BASIN
EP	EDGE PAVEMENT
FG	FINISHED GRADE
FH	FIRE HYDRANT



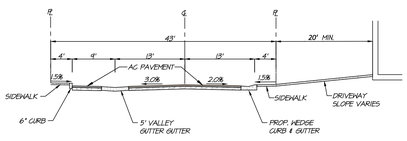
TYPICAL SECTION
PRIVATE LOCAL ROAD
TF=____ R=____
SCALE: 1"=10'
STREET "A", STREET "B", STREET "C", STREET "D" & STREET "E"



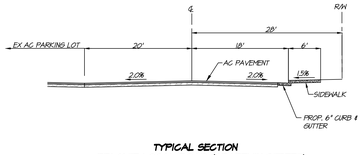
TYPICAL SECTION
PRIVATE ROAD WITH PARKING AND CURB & GUTTER
TF=____ R=____
SCALE: 1"=10'
STREET "C"



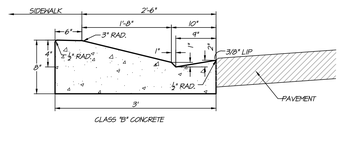
TYPICAL SECTION
PUBLIC ROAD
TF=____ R=____
SCALE: 1"=10'
ARCHIBALD AVE.



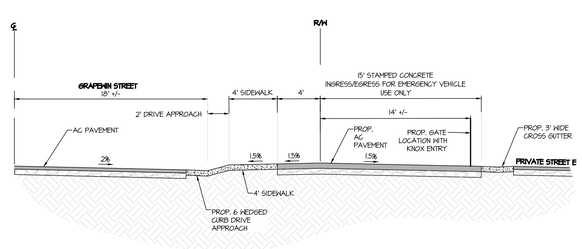
TYPICAL SECTION
PRIVATE ROAD WITH PARKING AND VALLEY GUTTER
TF=____ R=____
SCALE: 1"=10'
STREET "A"



TYPICAL SECTION
PRIVATE LOCAL ROAD (GRAPEHIN STREET)
TF=____ R=____
SCALE: 1"=10'
GRAPEHIN STREET



ALLEY WEDGE CURB & GUTTER DETAIL
N.T.S.



EMERGENCY VEHICLE ACCESS SECTION
NOT TO SCALE

BENCHMARK

ELEVATIONS ESTABLISHED BY GPS OBSERVATIONS TO CORS STATION "NOCO" USING ELLIPSOID HEIGHT 615.21' (NAVD88) PUBLISHED BY CSRC, CONVERTED TO ORTHOMETIC HEIGHTS.

REVISIONS			
INT.	DESCRIPTION	APPR.	DATE

VESTING TENTATIVE TRACT MAP
PREPARATION DATE: JULY 2024

adkan ENGINEERS
Civil Engineering · Surveying · Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 Fax:(951) 688-0599

SHEET 1 OF 1

PLOT DATE: 12/4/2024 7:32:36 AM

I:\PROJECTS\WARMINGTON\26276\ENGINEERING\TENTATIVE TRACT MAP\26276_TTM.DWG

CITY OF EASTVALE
PLOT PLAN / SITE PLAN
TRACT NO. 39022

UNIT MATRIX		
UNIT	PLAN	ELEVATION
1	2R	COTTAGE
2	3	MONTEREY
3	1R	FARMHOUSE
4	2	COTTAGE
5	3R	FARMHOUSE
6	1	MONTEREY
7	2R	FARMHOUSE
8	3	MONTEREY
9	1R	FARMHOUSE
10	2	COTTAGE
11	2R	COTTAGE
12	3	MONTEREY
13	2R	FARMHOUSE
14	1	COTTAGE
15	3R	MONTEREY
16	2	FARMHOUSE
17	1R	FARMHOUSE
18	3	COTTAGE
19	2R	MONTEREY
20	1	COTTAGE
21	3R	MONTEREY
22	2	COTTAGE
23	1R	MONTEREY
24	3	FARMHOUSE
25	1R	MONTEREY
26	3	COTTAGE
27	2R	MONTEREY
28	1	FARMHOUSE
29	3R	MONTEREY
30	2	FARMHOUSE
31	1R	COTTAGE
32	3	MONTEREY
33	1R	COTTAGE
34	1	FARMHOUSE
35	2R	COTTAGE
36	3	MONTEREY
37	3R	COTTAGE
38	1	FARMHOUSE
39	2R	COTTAGE
40	3	MONTEREY
41	1R	FARMHOUSE
42	2	MONTEREY
43	3R	FARMHOUSE
44	1	COTTAGE
45	2R	FARMHOUSE
46	3	MONTEREY
47	1R	MONTEREY
48	3	FARMHOUSE
49	2	COTTAGE
50	3	FARMHOUSE
51	1R	COTTAGE
52	2	MONTEREY
53	3R	COTTAGE
54	1	FARMHOUSE
55	2R	COTTAGE
56	1	COTTAGE
57	3	FARMHOUSE
58	2R	COTTAGE
59	1	MONTEREY
60	3R	COTTAGE
61	2	FARMHOUSE
62	1R	MONTEREY
63	3	COTTAGE
64	1R	COTTAGE
65	2	MONTEREY
66	3R	FARMHOUSE
67	1	COTTAGE
68	2R	FARMHOUSE
69	3R	MONTEREY
70	1	FARMHOUSE
71	3	MONTEREY
72	2R	FARMHOUSE
73	1	MONTEREY
74	3R	FARMHOUSE
75	2	COTTAGE
76	1R	FARMHOUSE



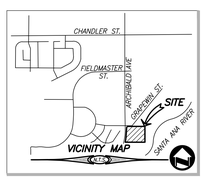
UNIT SUMMARY						
PLAN	DESCRIPTION	#UNITS	MIX	SF(GROSS)	TOTAL(GROSS)	GARAGE / PORCH/PATIO
PLAN 1	3 BEDS+LOFT(4 BED OPT)/2.5 BATHS	25	33%	1,905 SF	47,625 SF	421 SF 55 SF
PLAN 2	4 BEDS+LOFT/2.5 BATHS	25	33%	2,075 SF	51,875 SF	423 SF 31 SF
PLAN 3	3 BEDS+LOFT+FLEX(5 BED OPT)/3 BATHS	26	34%	2,150 SF	55,900 SF	489 SF 0 SF
	TOTAL	76	100%		155,400 SF	

ELEVATION LEGEND			
ELEVATION	PLAN 1	PLAN 2	PLAN 3
COTTAGE ELEV. A	●	◆	⬟
FARMHOUSE ELEV. B	●	◆	⬟
MONTEREY ELEV. C	●	◆	⬟

PARKING SUMMARY					
REQUIRED PARKING (PER STATE DENSITY BONUS LAW)	#UNITS	SPACES/DU		SPACES	
RESIDENTIAL (4 BEDROOMS+):	76	X 2.5	=	190 TOTAL REQUIRED	
PROVIDED PARKING:					
GARAGE:	76	X 2	=	152 SPACES	
DRIVEWAY:	76	X 2	=	152 SPACES	
STREET (GUEST):				10 SPACES	
TOTAL PARKING PROVIDED:				314 SPACES	

PLAN AND ELEVATION TABLE				
ELEVATION	PLAN 1	PLAN 2	PLAN 3	TOTAL
COTTAGE ELEV. A	9	10	7	26
FARMHOUSE ELEV. B	9	8	8	25
MONTEREY ELEV. C	7	7	11	25
TOTAL	25	25	26	76

SITE SUMMARY	
STREET ADDRESS:	8213 GRAPEWIN ST & 8330 ARCHIBALD AVE
APNs:	130-070-021, 130-070-015, 130-080-004
COUNTY:	RIVERSIDE
EXISTING ZONING:	A-1 (LIGHT AGRICULTURE) COMPARE TO R-1 (ONE FAMILY DWELLINGS)
PROPOSED ZONING:	DENSITY BONUS REQUIREMENT
EXIST. GENERAL PLAN:	SF-L (SINGLE FAMILY LOW)
GENERAL PLAN DENSITY:	4-8 DU/AC
PROJECT ACREAGE:	8.3 ACRES (GROSS) / 7.86 ACRES (NET)
ALLOWABLE DENSITY GP:	8 DU/AC
NUMBER OF UNITS GP:	66 HOMES
AFFORDABLE %:	5% VERY LOW INCOME
AFFORDABLE UNITS:	4 HOMES (ROUNDED UP)
DENSITY BONUS:	20%
ALLOWABLE UNIT COUNT:	80 HOMES
PROPOSED UNIT COUNT:	76 HOMES
DENSITY (GROSS):	9.16 DU/AC



FIRE DEPARTMENT ACCESS NOTES

INSPECTION REQUIREMENTS:

1. RIVERSIDE COUNTY FIRE (RVC-OFM) INSPECTIONS ARE REQUIRED FOR THIS PROJECT. EMAIL: FIREINSPECTIONS@EASTVALECA.GOV. PLEASE PROVIDE AT LEAST 2-DAYS ADVANCE NOTICE.
2. AN ACCESS AND WATER SUPPLY INSPECTION SHALL BE PERFORMED PRIOR TO BUILDING PERMIT ISSUANCE OR BRINGING COMBUSTIBLE MATERIALS (OR COMBUSTIBLE FIXTURES AND FINISHES FOR STRUCTURES OF NON-COMBUSTIBLE CONSTRUCTION). ALL-WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 80,000 LBS., TOPPED WITH ASPHALT, CONCRETE, OR EQUIVALENT SHALL BE IN PLACE AND HYDRANTS OPERATIONAL AT TIME OF THE INSPECTION.
3. FOR PROJECTS WITH FUEL MODIFICATION, A VEGETATION CLEARANCE INSPECTION IS REQUIRED.
4. PHASED INSTALLATION OF FIRE ACCESS ROADS REQUIRES ADDITIONAL INSPECTIONS AND SHALL BE COORDINATED WITH RVC-OFM
5. AN ORIGINAL APPROVED, SIGNED, STAMPED RVC FIRE DEPARTMENT ACCESS PLAN SHALL BE AVAILABLE ON-SITE AT TIME OF THE ACCESS INSPECTION.
6. ACCESS ROADS AND HYDRANTS SHALL BE MAINTAINED AND REMAIN CLEAR OF OBSTRUCTIONS AT ALL TIMES DURING AND AFTER CONSTRUCTION. AREAS WHERE PARKING IS NOT PERMITTED SHALL BE CLEARLY IDENTIFIED AT ALL TIMES. OBSTRUCTION OF FIRE LANES AND HYDRANTS MAY RESULT IN CANCELLATION OR SUSPENSION OF INSPECTIONS.
7. TEMPORARY FUEL TANKS 60 (CLASS I, II, OR IIIA LIQUIDS) OR MORE GALLONS SHALL BE REVIEWED, INSPECTED, AND PERMITTED BY THE RVC PRIOR TO USE.
8. THE PROJECT ADDRESS SHALL BE CLEARLY POSTED AND VISIBLE FROM THE PUBLIC ROAD DURING CONSTRUCTION.
9. ALL GATES IN CONSTRUCTION FENCING SHALL BE EQUIPPED WITH EITHER A KNOX OR BREAKAWAY PADLOCK.

GENERAL REQUIREMENTS:

10. FIRE LANE WIDTHS SHALL BE MEASURED FROM TOP FACE OF THE CURB TO TOP FACE OF THE CURB FOR FIRE LANES WITH STANDARD CURBS AND GUTTERS AND FROM FLOW-LINE TO FLOW-LINE FOR FIRE LANES WITH MODIFIED CURB DESIGNS (E.G., ROLLED, RAMPED, ETC.). THE DEVELOPER IS RESPONSIBLE TO VERIFY THAT ALL APPROVED PUBLIC WORKS OR GRADING DEPARTMENT STREET IMPROVEMENT PLANS, OR PRECISE GRADING PLANS CONFORM TO THE MINIMUM STREET WIDTH MEASUREMENTS PER THE APPROVED RVC-OFM FIRE DEPARTMENT ACCESS PLAN AND WATER IMPROVEMENT PLANS, AND STANDARDS IDENTIFIED IN RVC FIRE DEPARTMENT ACCESS GUIDELINE (OFM-01A).
11. PERMANENT, TEMPORARY, AND PHASED EMERGENCY ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT AN IMPOSED LOAD OF 80,000 LBS. AND SURFACED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.
12. FIRE LANE SIGNS AND RED CURBS SHALL MEET THE SPECIFICATIONS SHOWN IN RVC-OFM FIRE DEPARTMENT ACCESS GUIDELINE AND SHALL BE INSTALLED AS DESCRIBED THEREIN. ADDITIONAL FIRE LANE MARKINGS MAY BE REQUIRED AT THE TIME OF INSPECTION DEPENDING ON FIELD CONDITIONS.
13. ADDRESS NUMBERS SHALL BE LOCATED AND BE OF A COLOR AND SIZE TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE ROAD FROM WHICH THE BUILDING IS ADDRESSED IN ACCORDANCE WITH RVC-OFM FIRE DEPARTMENT ACCESS GUIDELINE.
14. ACCESS GATES SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE IN COMPLIANCE WITH CHAPTER 5 OF THE CFC AND RVC-OFM FIRE DEPARTMENT ACCESS GUIDELINE OFM-01A.
15. APPROVED ACCESS WALKWAYS SHALL BE PROVIDED TO ALL REQUIRED OPENINGS AND ALL RESCUE WINDOWS.
16. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, FILL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS, OR STROBES.
17. DUMPSTERS AND TRASH CONTAINERS LARGER THAN 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM.
18. ANY FUTURE MODIFICATION TO THE APPROVED FIRE DEPARTMENT ACCESS PLAN(S) OR APPROVED SITE PLAN, INCLUDING BUT NOT LIMITED TO ROAD WIDTH, GRADE, SPEED HUMPS, TURNING RADII, GATES, OR OTHER OBSTRUCTIONS, SHALL REQUIRE REVIEW, INSPECTION, AND APPROVAL BY RVC-OFM.
19. APPROVAL OF THIS PLAN SHALL NOT BE CONSTRUED AS APPROVAL OF ANY INFORMATION OR PROJECT CONDITIONS OTHER THAN THOSE ITEMS AND REQUIREMENTS IDENTIFIED IN RVC-OFM FIRE DEPARTMENT ACCESS GUIDELINE AND RELATED PORTIONS OF THE CFC AND CBC. THIS PROJECT MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS NOT STATED HEREIN UPON EXAMINATION OF ACTUAL SITE AND PROJECT CONDITIONS OR DISCLOSURE OF ADDITIONAL INFORMATION.

BENCHMARK

ELEVATIONS ESTABLISHED BY GPS OBSERVATIONS TO CORS STATION "NOCO" USING ELLIPSOID HEIGHT 615.21' (NAVD88)

PUBLISHED BY CORS; CONVERTED TO ORTHOMETIC HEIGHTS.

REGISTERED PROFESSIONAL ENGINEER MICHAEL R. BRESKEDIS NO. 83363 CIVIL STATE OF CALIFORNIA

Call before you Dig 48 hours before you begin work. 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. BRESKEDIS, R.C.E. 83363 Exp. 03.31.25 Date:

OWNER
ABG GROUP, LLC, A LIMITED LIABILITY COMPANY
APN 130-070-021

ONESIMO CORONEL AND SILVIA CORONEL, TRUSTEES, OR THEIR SUCCESSORS IN INTEREST, OF THE ONESIMO AND SILVIA CORONEL FAMILY TRUST DATED SEPTEMBER 28, 2022, AND ANY AMENDMENTS THERETO
APN 130-070-015 & 130-080-004

APPLICANT
WARMINGTON RESIDENTIAL
3090 PULLMAN STREET
COSTA MESA, CA 92626
CONTACT: GREG OCASEK (PROJECT CONSULTANT)
(714) 434-4355

ENGINEER
adkan ENGINEERS
6879 AIRPORT DRIVE
RIVERSIDE, CA. 92504
951-688-0241

SCHOOL DISTRICTS
CORONA-NORCO UNIFIED SCHOOL DISTRICT
(951) 736-5000

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: VOPD (949) 829-4200, 1-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

ASSESSORS PARCEL NUMBER
130-070-015, 130-070-021, 130-080-004

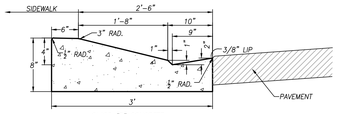
LEGAL DESCRIPTION
REAL PROPERTY IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:
THAT PORTION OF LOT "D" OF FULLER RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 16 PAGE(S) 94 TO 97 INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, AND POINT ALSO BEING THE SOUTHEAST CORNER OF LOT "M" OF SAID FULLER RANCHO;
THENCE SOUTH 0° 09' 19" EAST, 623.4 FEET; THENCE SOUTH 40° 45' WEST, 974.3 FEET;
THENCE SOUTH 36° 15' WEST, 772.8 FEET; THENCE NORTH 89° 34' WEST, 192.9 FEET TO A POINT ON THE EAST LINE OF ARCHIBALD AVENUE;
THENCE SOUTH 0° 02' EAST, ALONG SAID EAST LINE OF ARCHIBALD AVENUE 225 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 89° 34' EAST 723.58 FEET;
THENCE SOUTH 0° 58' WEST, 144.9 FEET;
THENCE SOUTH 23° 59' WEST, 87.55 FEET;
THENCE NORTH 89° 34' WEST, 685.24 FEET TO A POINT ON SAID EAST LINE OF ARCHIBALD AVENUE;
THENCE NORTH 0° 02' WEST, ALONG SAID EAST LINE OF ARCHIBALD AVENUE 225 FEET TO THE TRUE POINT OF BEGINNING;
EXCEPT THE WESTERLY 450 FEET THEREOF, THE EASTERLY LINE OF SAID LOT 450 FEET BEING PARALLEL WITH THE EAST LINE OF ARCHIBALD AVENUE.

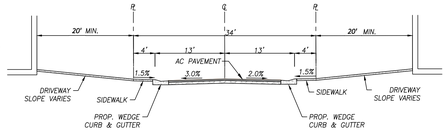
PARCEL 2:
THAT PORTION OF LOT "D" OF FULLER RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 16 PAGE(S) 94 TO 97, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT "M" OF SAID FULLER RANCHO;
THENCE SOUTH 0° 09' 19" EAST, 623.4 FEET; THENCE SOUTH 40° 45' WEST 979.3 FEET;
THENCE SOUTH 36° 15' WEST, 772.8 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89° 34' EAST, 545.84 FEET;
THENCE SOUTH 3° 51' WEST, 225.4 FEET;
THENCE NORTH 89° 34' WEST, 723.58 FEET TO A POINT ON THE EAST LINE OF ARCHIBALD AVENUE;
THENCE NORTH 0° 02' WEST, ALONG SAID EAST LINE OF ARCHIBALD AVENUE, 225 FEET;
THENCE SOUTH 89° 34' EAST, 192.9 FEET
TO THE TRUE POINT OF BEGINNING; EXCEPT THAT PORTION AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED JUNE 15, 1965 AS INSTRUMENT NO. 69094 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, PARCELS 1 AND 2 ABOVE ARE ALSO SHOWN AS PORTIONS OF LOTS 13 AND 14 OF ASSESSORS MAP NO. 62.

PARCEL 3:
THAT PORTION OF LOT D OF FULLER RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 16, PAGES 94 TO 97, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, SAID POINT BEING THE SOUTHEAST CORNER OF LOT M OF FULLER RANCHO;
THENCE SOUTH 0° 09' 19" EAST, 623.4 FEET;
THENCE SOUTH 40° 45' WEST 979.3 FEET;
THENCE SOUTH 36° 15' WEST, 432.9 FEET;
THENCE CONTINUING SOUTH 36° 15' WEST, 339.9 FEET;
THENCE NORTH 89° 34' WEST, 192.94 FEET TO A POINT ON THE EASTERLY LINE OF ARCHIBALD AVENUE;
THENCE SOUTH 0° 02' EAST ON THE EASTERLY LINE OF ARCHIBALD AVENUE, 514.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE SOUTH 89° 34' EAST, 616.92 FEET;
THENCE NORTH 47° 26' EAST, 93.84 FEET TO THE SOUTHEASTERLY CORNER OF THE LAND CONVEYED TO MILLER A. CRANE AND WIFE, BY DEED RECORDED JANUARY 3, 1939 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
THENCE NORTH 89° 34' WEST, 235.25 FEET;
THENCE NORTH 0° 02' WEST 225.00 FEET;
THENCE SOUTH 89° 34' WEST, 450.00 FEET TO THE EASTERLY LINE OF ARCHIBALD AVENUE;
THENCE SOUTH 0° 02' EAST, ALONG SAID EASTERLY LINE OF ARCHIBALD AVENUE, 289.00 FEET TO THE TRUE POINT OF BEGINNING;
EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED JANUARY 7, 1965 AS INSTRUMENT NO. 1679 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

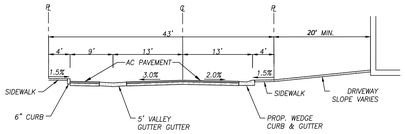
GENERAL NOTES
1. THE PROJECT IS LOCATED WITHIN FLOOD ZONE X BASED ON FEMA FLOOD INSURANCE RATE MAP PANEL 687 OF 3805, RIVERSIDE COUNTY CALIFORNIA.
2. THIS IS A CALIFORNIA DENSITY BONUS LAW PROJECT (SEE SITE SUMMARY TABLE). IT IS ALSO BEING PROCESSED WITH A PRELIMINARY SB 330 APPLICATION
3. PUBLIC STREET IMPROVEMENTS PER CITY OF EASTVALE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
4. THOMAS BROS. MAP BOOK PAGE: 713, GRID A4, 2024 EDITION
5. NO SUBSURFACE SEPTIC DISPOSAL PROPOSED.
6. ALL EXISTING STRUCTURES ON SITE TO BE DEMOLISHED.
7. ARCHIBALD TO BE OPEN TO THE PUBLIC AND IN-TRACT STREETS ARE TO BE PRIVATE.
8. ENTRY AT GRAPEWIN STREET TO BE USED FOR EMERGENCY ACCESS ONLY.
9. SINGLE FAMILY RESIDENTIAL DEVELOPMENT WILL BE NOT GATED.
10. ALL LOTS HAVE 1% MIN. GRADE TOWARDS THE STREET FOR DRAINAGE PURPOSES.
11. THERE ARE NO REMAINING PARCELS.
12. RUNOFF FROM THIS TRACT WILL BE ROUTED INTO THE AN EXISTING RIVERSIDE FLOOD CONTROL STORM DRAIN LINE THAT DISCHARGES INTO THE SANTA ANA RIVER.
13. PROJECT SITE IS NOT WITHIN COMMUNITY SERVICES DISTRICT.
14. THERE IS ONE KNOWN WELL ON THIS PROPERTY. IT WILL BE ABANDONED AND CAPPED.
15. SITE IS SUBJECT TO LIQUEFACTION.
16. ANY OPEN SPACE LOTS TO BE MAINTAINED BY HOME OWNERS ASSOCIATION.
17. PROJECT TO COMPLY WITH SCHEDULE A IMPROVEMENTS PER THE SUBDIVISION MAP ACT.
18. SIDE YARD W/ GATE SETBACK – 4' MIN.
SIDE YARD W/ NO GATE SETBACK – 4' MIN, REAR YARD SETBACK – 10' MIN.
STREET REAR YARD SETBACK – 5' MIN.
19. PROJECT WALLS AND FENCING WILL BE SHOWN ON THE TENTATIVE TRACT MAP AND CONCEPTUAL GRADE PLAN.



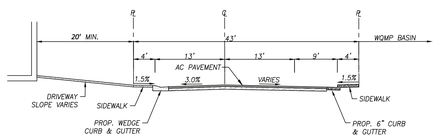
ALLEY WEDGE CURB & GUTTER DETAIL
N.T.S.



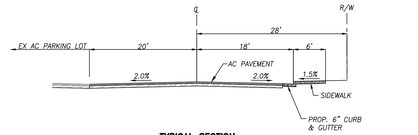
TYPICAL SECTION
PRIVATE LOCAL ROAD
TH= R=
SCALE: 1"=10'
STREET "A", STREET "B", STREET "C", STREET "D" & STREET "E"



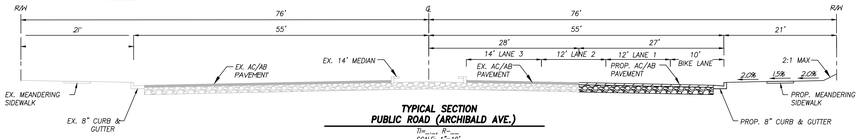
TYPICAL SECTION
PRIVATE ROAD WITH PARKING AND VALLEY GUTTER
TH= R=
SCALE: 1"=10'
STREET "A"



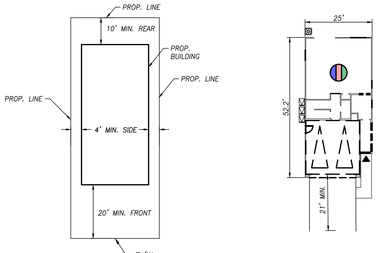
TYPICAL SECTION
PRIVATE ROAD WITH PARKING AND CURB & GUTTER
TH= R=
SCALE: 1"=10'
STREET "C"



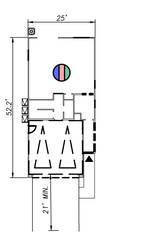
TYPICAL SECTION
PRIVATE LOCAL ROAD (GRAPEWIN STREET)
TH= R=
SCALE: 1"=10'
GRAPEWIN STREET



TYPICAL SECTION
PUBLIC ROAD (ARCHIBALD AVE.)
TH= R=
SCALE: 1"=10'
ARCHIBALD AVE.

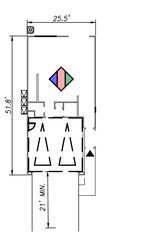


MINIMUM LOT SETBACKS
SCALE: 1"=20'



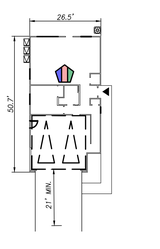
PLAN 1
SCALE: 1"=20'

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	789 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	489 SF	
PORCH/PATIO	0 SF	

CITY OF EASTVALE
PLANNING DEPARTMENT

PROJECT PLANNER _____ DATE _____

RECOMMENDED BY: _____ DATE _____

DATE	BY	MARK	REVISIONS	APPR.	DATE

DESIGNED BY: BI DRAWN BY: JD CHECKED BY: BI

PLOT PLAN
EASTVALE 76
TRACT NO. 39022
76 UNITS

SHEET NO. 1 OF 1 SHEETS

PREPARED FOR: WARMINGTON RESIDENTIAL

SCALE: AS NOTED

JOB No. 10627

O:\PROJECTS\WARMINGTON\10627_ENGINEERING\SITE PLAN\10627_PLOT PLAN_01.DWG

PLOT DATE:12/4/2024 7:06 AM



GRAPEWIN STREET

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:

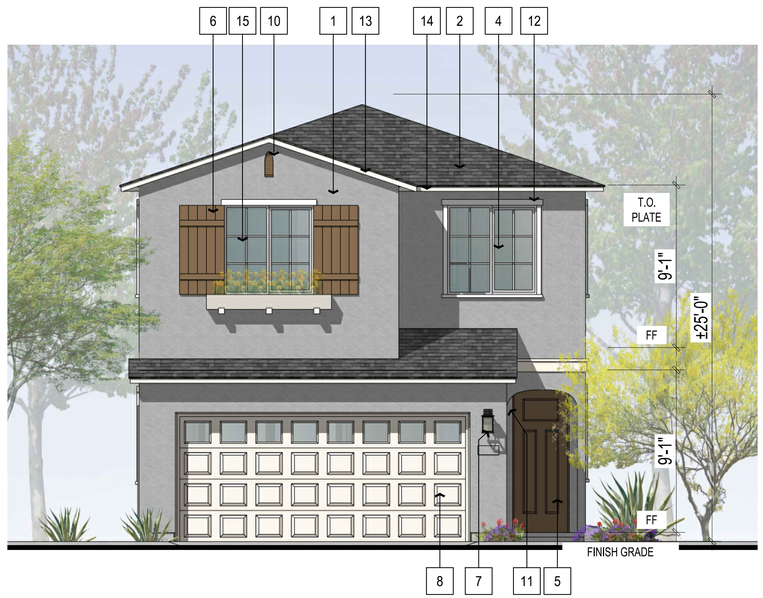
ADKIN ENGINEERS
6879 AIRPORT DR.
RIVERSIDE, CA 92504
CONTACT: BRYAN INGERSOLL
PHONE: (951) 688-0241
EMAIL: BINGERSOLL@ADKAN.COM

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

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

Warmington RESIDENTIAL

Warmington Residential
3090 Pullman Street
Costa Mesa, CA 92626
714.434.4439

EASTVALE GRAPEWIN
EASTVALE, CA KTGY # 2024-0099

Plot Date: 2024-06-25
1st Submittal: 2024-06-27

0 2 4 8

PLAN 1 'A' COTTAGE ELEVATIONS

A2.10



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

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EASTVALE, CA KTGY # 2024-0099

Plot Date: 2024-06-25
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0 2 4 8

PLAN 1 'B' FARMHOUSE ELEVATIONS

A2.20



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

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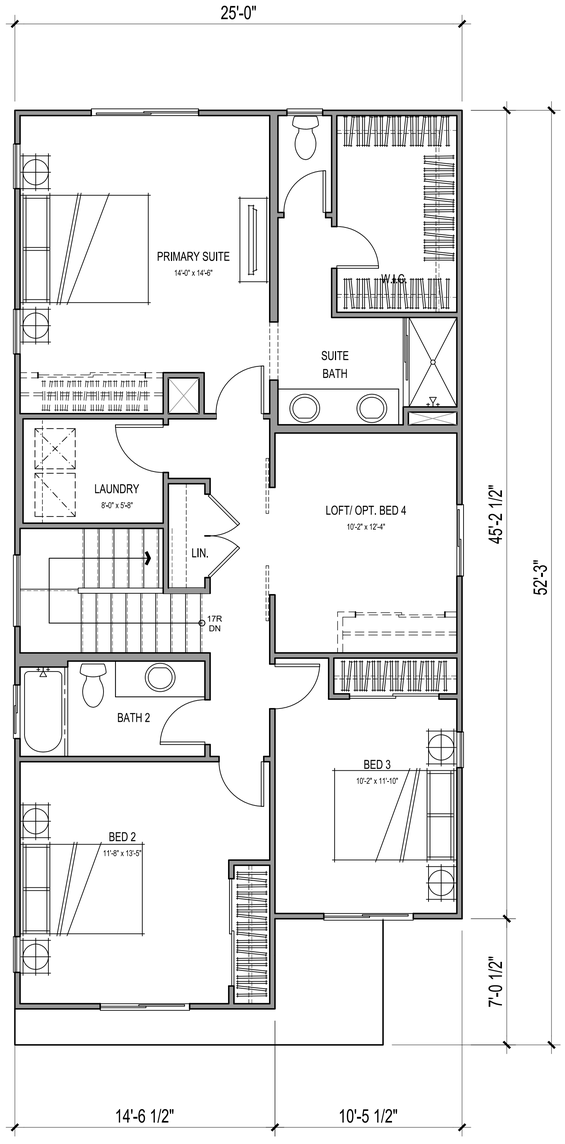
EASTVALE GRAPEWIN
EASTVALE, CA KTGY # 2024-0099

Plot Date: 2024-06-25
1st Submittal: 2024-06-27

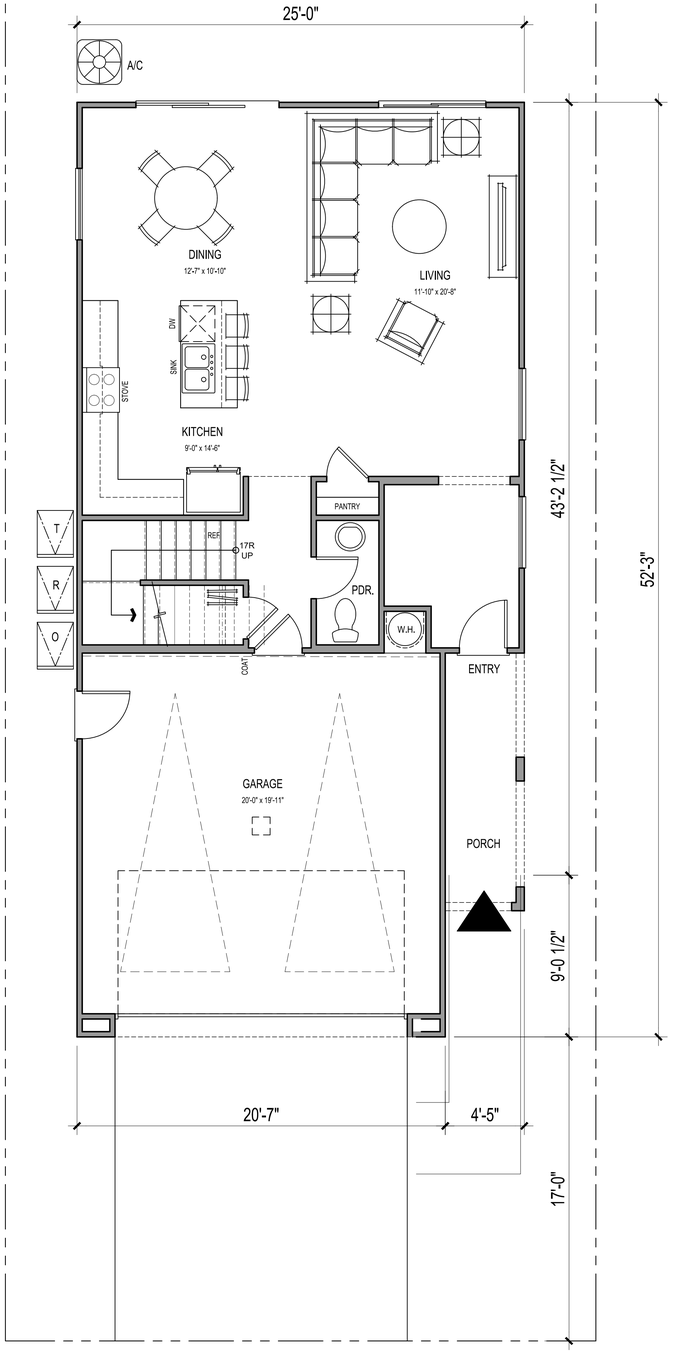
0 2 4 8

PLAN 1 'C' MONTEREY ELEVATIONS

A2.30



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.

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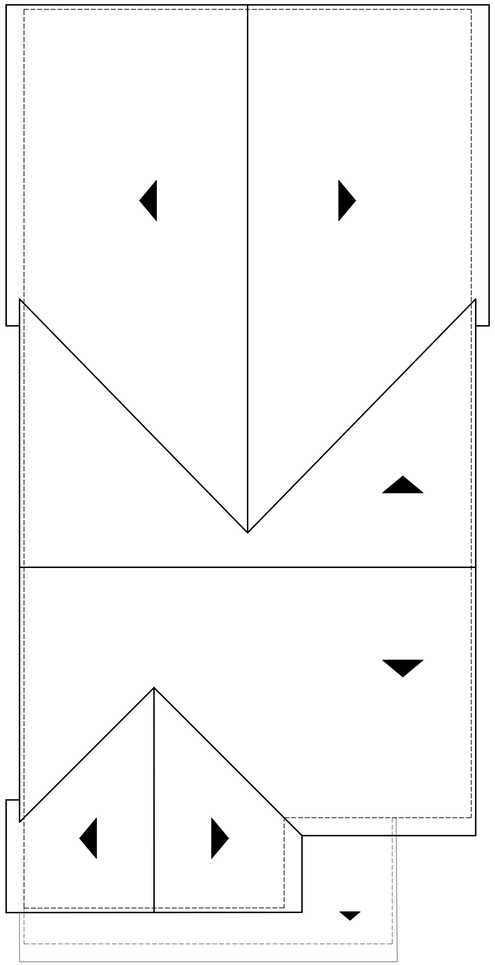
EASTVALE GRAPEWIN
EASTVALE, CA KTGY # 2024-0099

Plot Date: 2024-06-25
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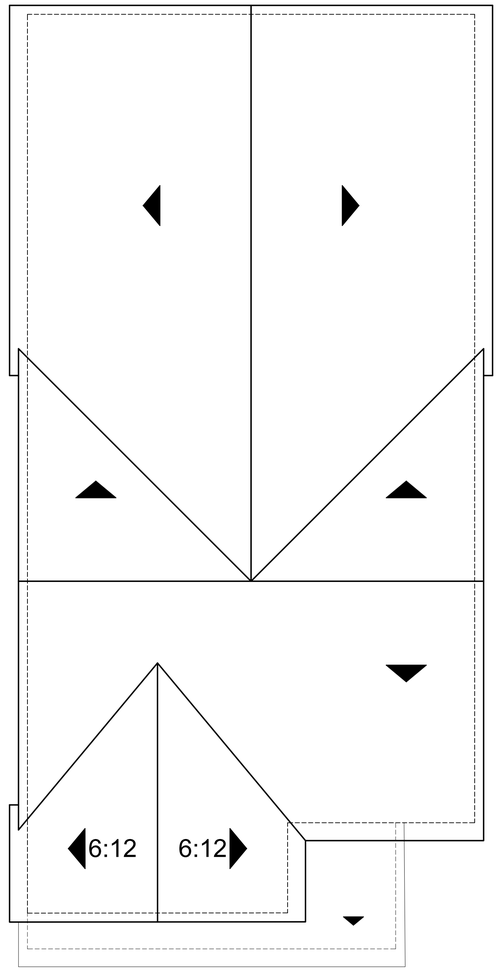
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PLAN 1

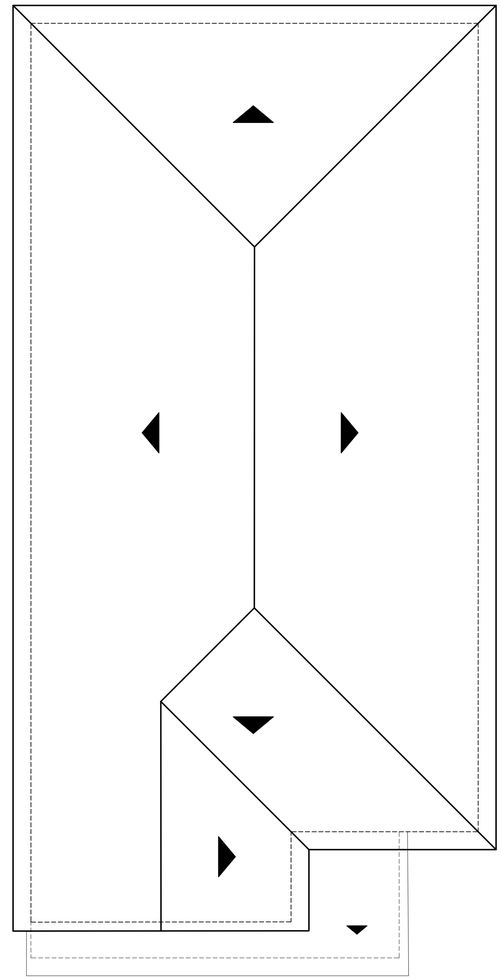
A2.40



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

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Warmington RESIDENTIAL

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EASTVALE GRAPEWIN
EASTVALE, CA KTGY # 2024-0099

Plot Date: 2024-06-25
1st Submittal: 2024-06-27

0 2 4 8

PLAN 1 ROOF PLANS

A2.50



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

Architecture + Planning
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Warmington Residential
3090 Pullman Street
Costa Mesa, CA 92626
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EASTVALE GRAPEWIN
EASTVALE, CA KTGY # 2024-0099

Plot Date: 2024-06-25
1st Submittal: 2024-06-27

0 2 4 8

PLAN 2 'A' COTTAGE ELEVATIONS

A3.10



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

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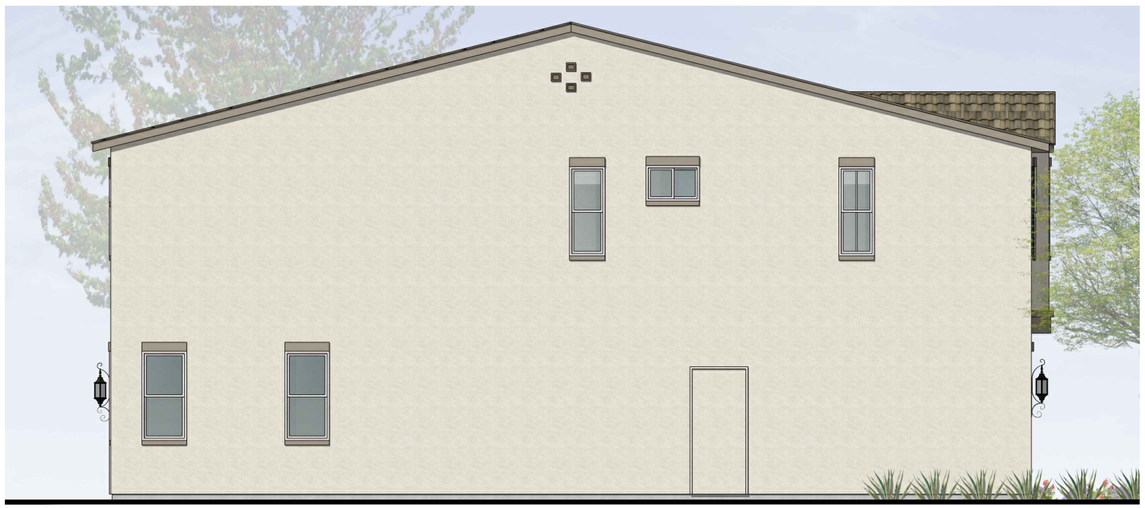
EASTVALE GRAPEWIN
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Plot Date: 2024-06-25
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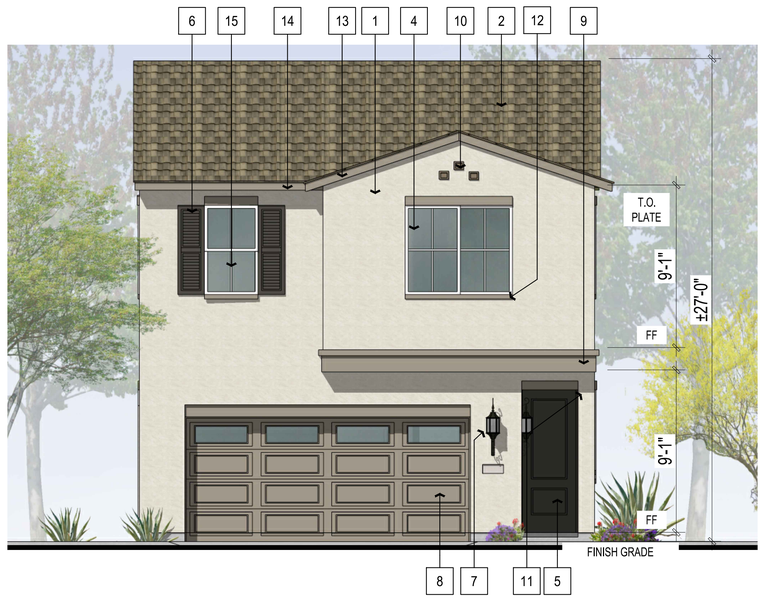
0 2 4 8

PLAN 2 'B' FARMHOUSE ELEVATIONS

A3.20



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

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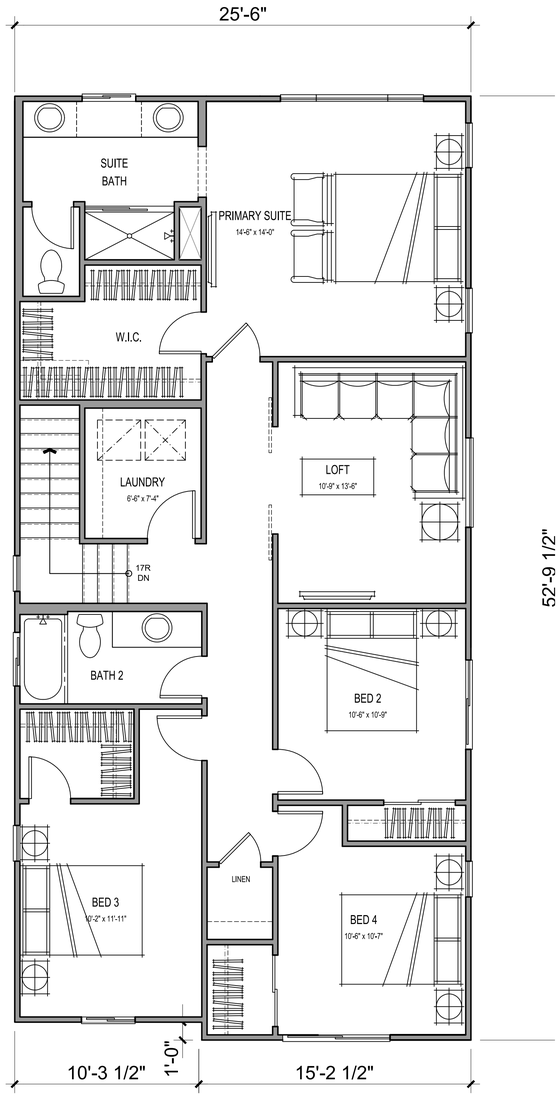
EASTVALE GRAPEWIN
EASTVALE, CA KTGY # 2024-0099

Plot Date: 2024-06-25
1st Submittal: 2024-06-27

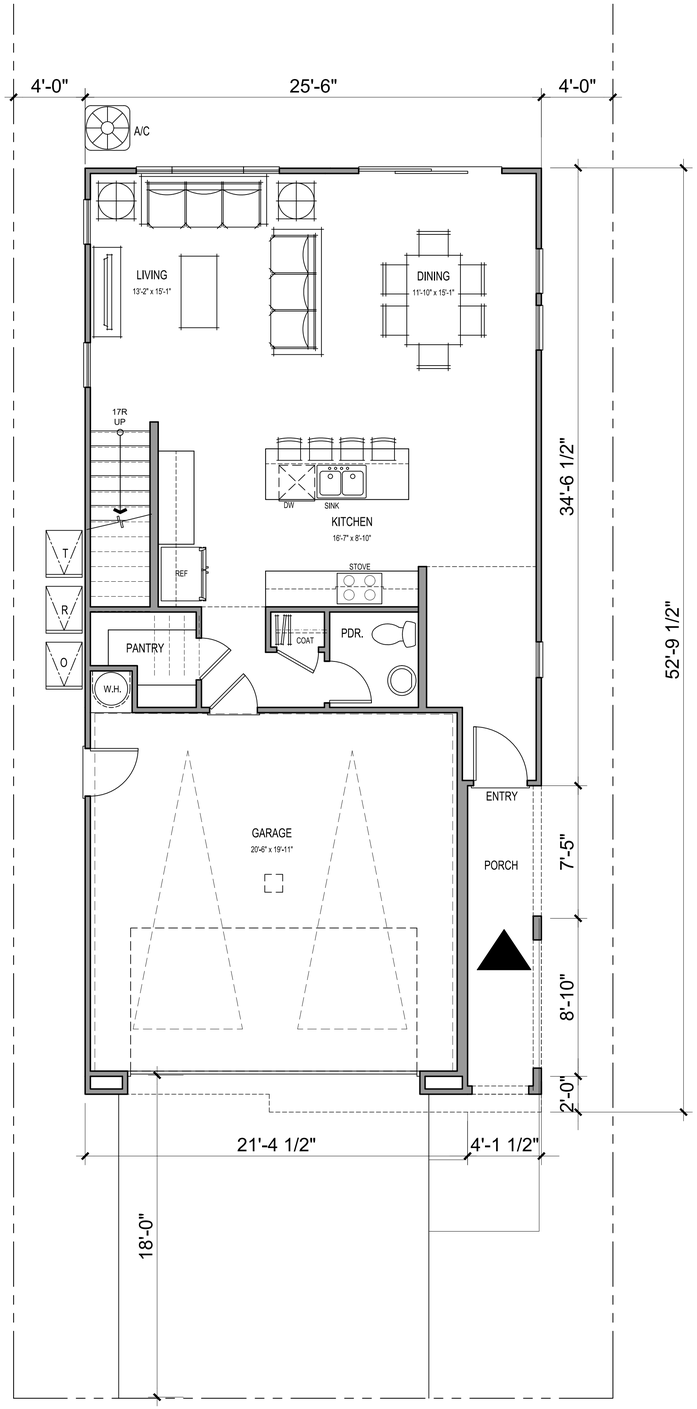
0 2 4 8

PLAN 2 'C' MONTEREY ELEVATIONS

A3.30



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.

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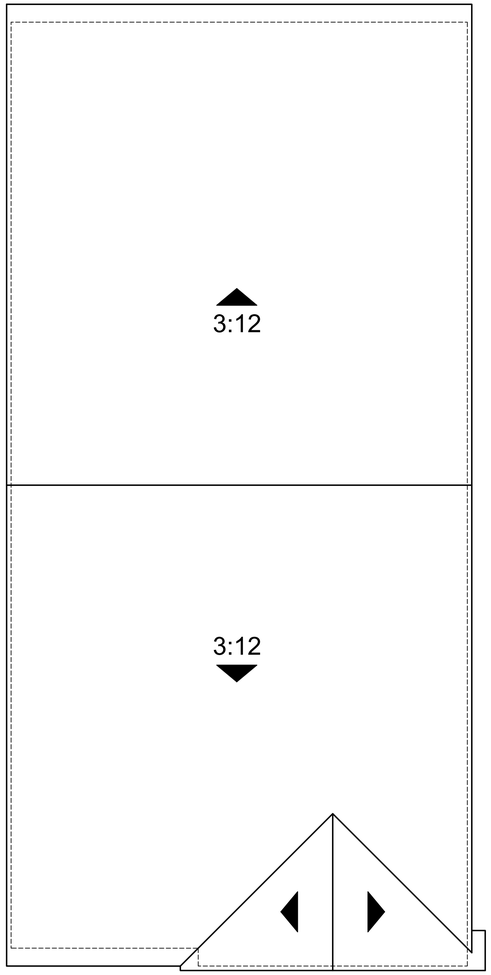
EASTVALE GRAPEWIN
EASTVALE, CA KTGY # 2024-0099

Plot Date: 2024-06-25
1st Submittal: 2024-06-27

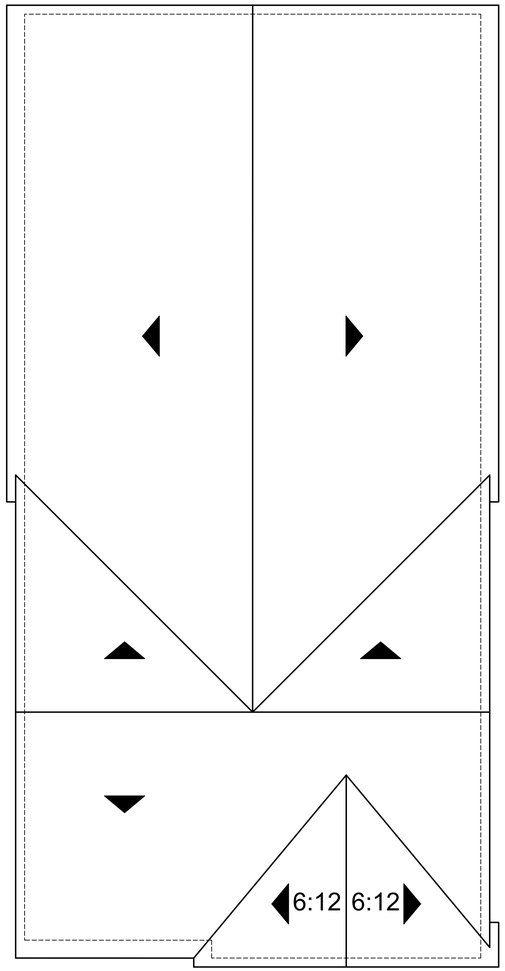
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PLAN 2

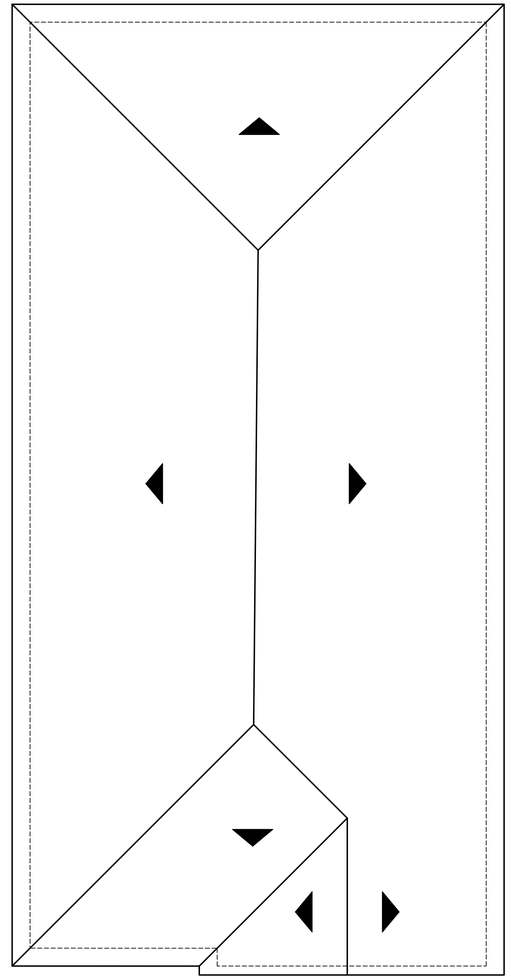
A3.40



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

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EASTVALE GRAPEWIN
EASTVALE, CA KTGY # 2024-0099

Plot Date: 2024-06-25
1st Submittal: 2024-06-27

0 2 4 8

PLAN 2 ROOF PLANS

A3.50



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

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EASTVALE GRAPEWIN
EASTVALE, CA KTGY # 2024-0099

Plot Date: 2024-06-25
1st Submittal: 2024-06-27

0 2 4 8

PLAN 3 'A' COTTAGE ELEVATIONS

A4.10



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



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EASTVALE GRAPEWIN
EASTVALE, CA KTGY # 2024-0099

Plot Date: 2024-06-25
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0 2 4 8

PLAN 3 'B' FARMHOUSE ELEVATIONS

A4.20



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



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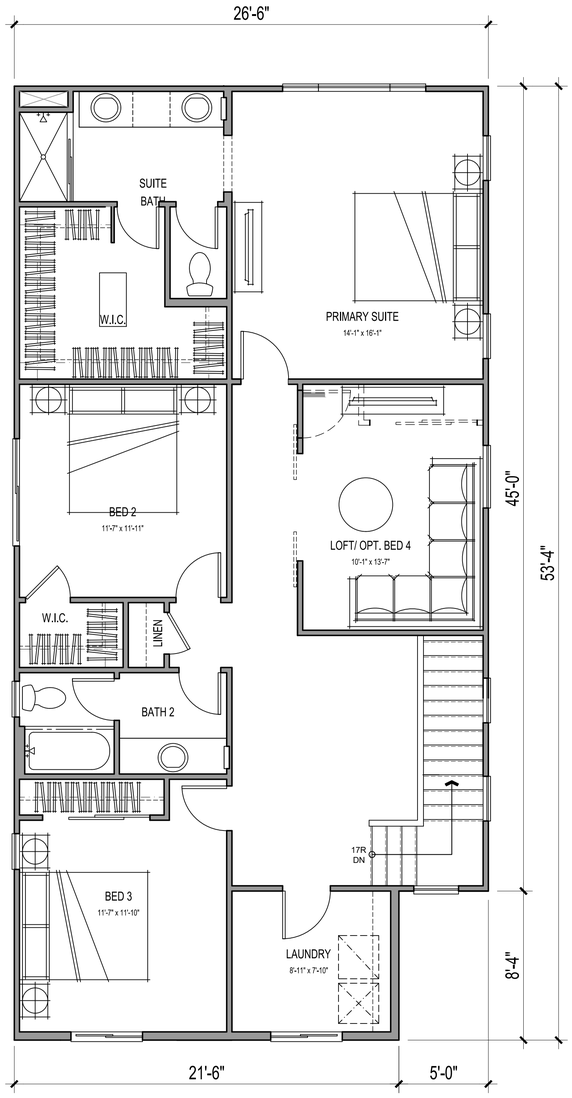
EASTVALE GRAPEWIN
EASTVALE, CA KTGY # 2024-0099

Plot Date: 2024-06-25
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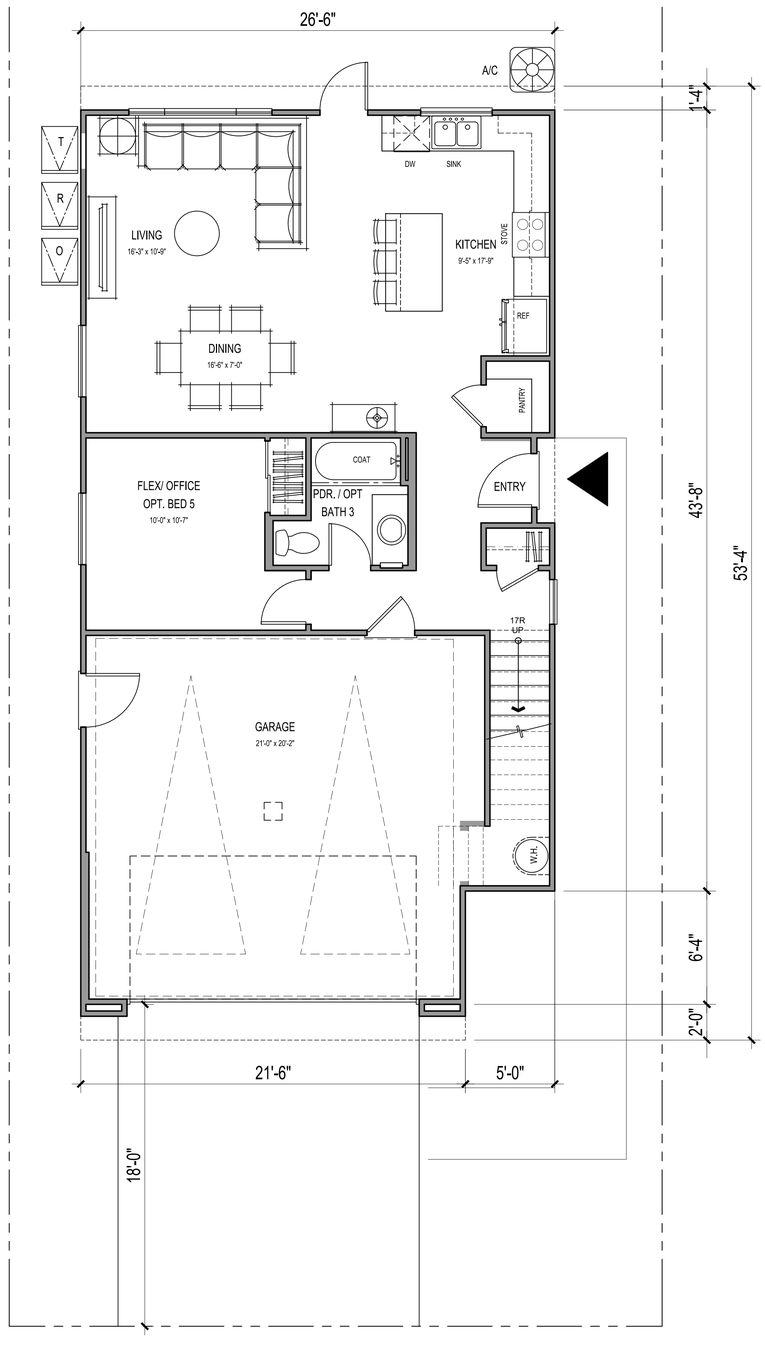
0 2 4 8

PLAN 3 'C' MONTEREY ELEVATIONS

A4.30



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.

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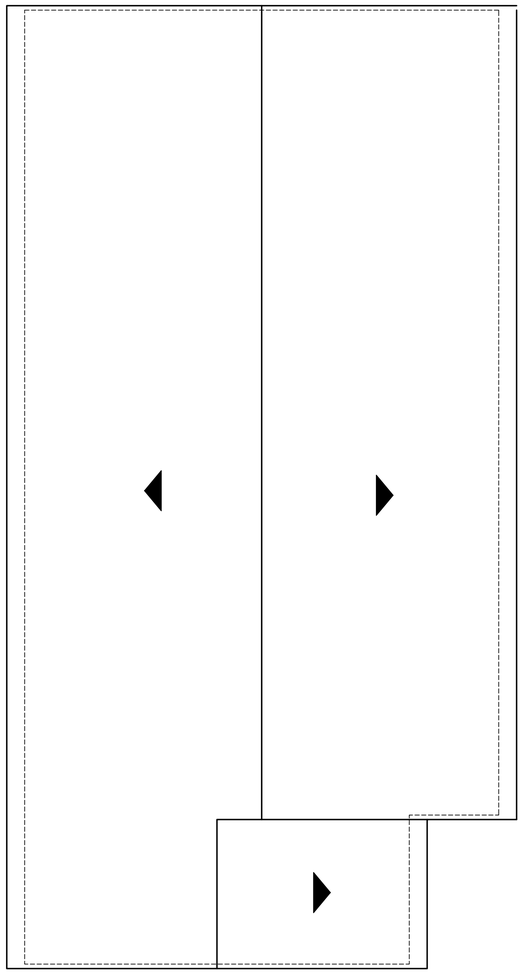
EASTVALE GRAPEWIN
EASTVALE, CA KTGY # 2024-0099

Plot Date: 2024-06-25
1st Submittal: 2024-06-27

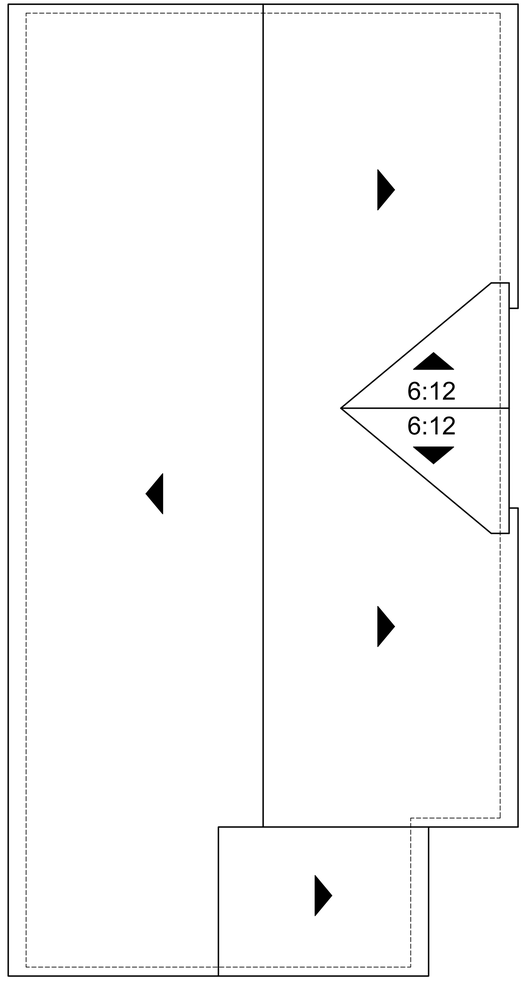
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PLAN 3

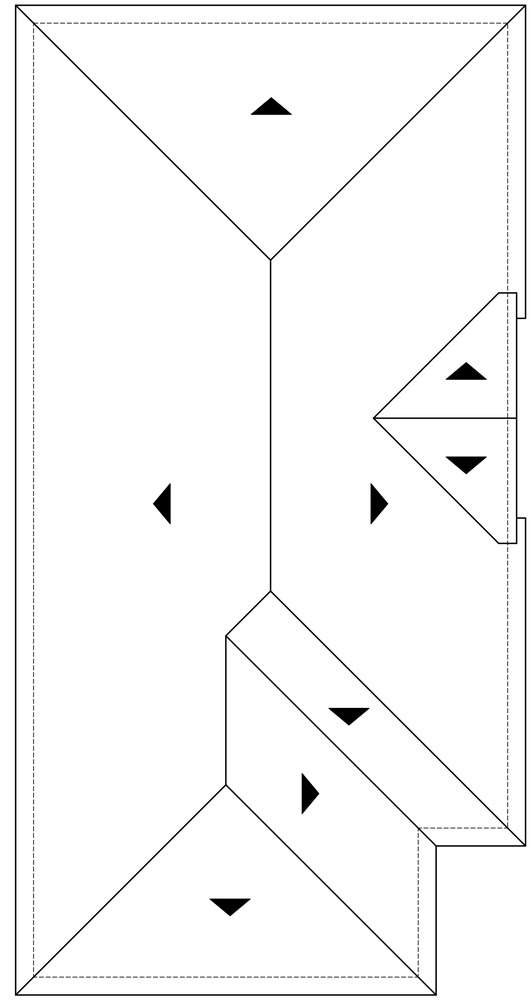
A4.40



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

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0 2 4 8

PLAN 3 ROOF PLANS

A4.50

COLOR SCHEME 1
COTTAGE



STUCCO BODY | FOAM TRIM
SW7072 ONLINE



FASCIA
SW7009 PEARLY WHITE



ENTRY DOOR
SW6103 TEA CHEST
THERMA-TRU SMOOTH STAR S205



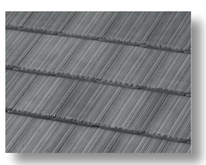
GARAGE DOOR
SW7009 PEARLY WHITE



ALL METALS
SW 6988 BOHEMIAN BLACK



SHUTTERS
SW6103 TEA CHEST

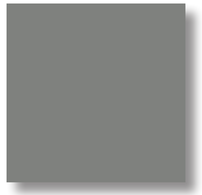


CONCRETE FLAT TILE ROOF
WESTLAKE ROYAL ROOFING SOLUTIONS
SAXONY® 900 SHAKE – CHARCOAL BLEND



GUTTER
SERVICE PARTNERS - HARVEST BROWN

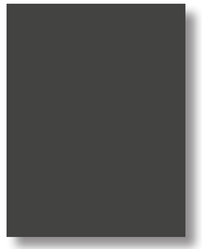
COLOR SCHEME 2
COTTAGE



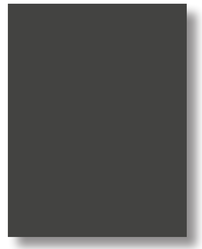
STUCCO BODY | FOAM TRIM
SW7067 CITYSCAPE



FASCIA
SW7009 PEARLY WHITE



ENTRY DOOR
SW7069 IRON ORE
THERMA-TRU SMOOTH STAR S205



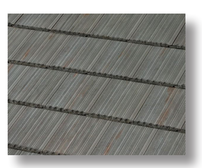
GARAGE DOOR
SW7069 IRON ORE



ALL METALS
SW 6988 BOHEMIAN BLACK



SHUTTERS
SW7069 IRON ORE



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WESTLAKE ROYAL ROOFING SOLUTIONS
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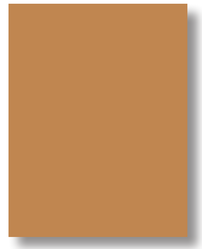
COLOR SCHEME 3
COTTAGE



STUCCO BODY | FOAM TRIM
SW7008 ALABASTER



TRIMS | FASCIA
SW7008 ALABASTER



ENTRY DOOR
SW2817 ROOKWOOD AMBER
THERMA-TRU SMOOTH STAR S205



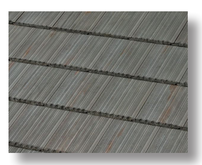
GARAGE DOOR
SW7048 URBANE BRONZE



ALL METALS
SW 6988 BOHEMIAN BLACK



SHUTTERS
SW7048 URBANE BRONZE



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EASTVALE GRAPEWIN
EASTVALE, CA KTGY # 2024-0099

Plot Date: 2024-06-25

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)

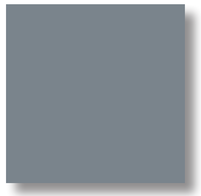
COLOR BOARD
COTTAGE

C.10

COLOR SCHEME 4
FARMHOUSE



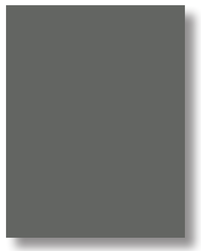
STUCCO BODY | GABLE END
SW6255 MORNING FOG



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

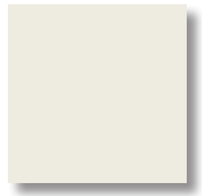


GUTTER
SERVICE PARTNERS - HARVEST BROWN

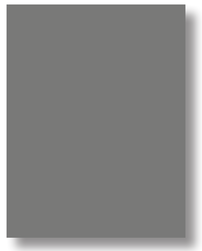
COLOR SCHEME 5
FARMHOUSE



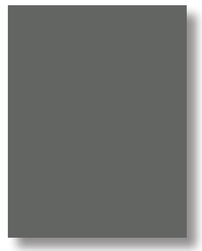
STUCCO BODY | GABLE END
SW7008 ALABASTER



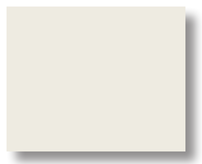
SIDING
SW7008 ALABASTER



ENTRY DOOR | SHUTTERS
SW2849 WESTCHESTER GRAY
THERMA-TRU SMOOTH STAR S600



GARAGE DOOR
SW7068 GRIZZLE GRAY



TRIM
SW7008 ALABASTER



FASCIA
SW7674 PEPPERCORN

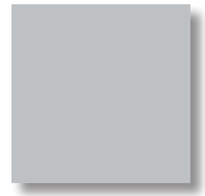


CONCRETE FLAT TILE ROOF
WESTLAKE ROYAL ROOFING SOLUTIONS
DURALITE 600 SLATE - CHARCOAL BLEND

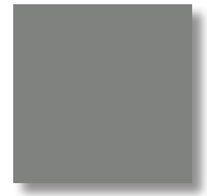


GUTTER
SERVICE PARTNERS - HARVEST BROWN

COLOR SCHEME 6
FARMHOUSE



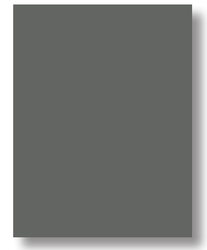
STUCCO BODY | GABLE END
SW6254 LAZY GRAY



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
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EASTVALE, CA KTGY # 2024-0099

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(DUE TO VARIATIONS IN COLOR PRINTERS, SEE PAINT CHIPS FOR ACTUAL COLORS)

COLOR BOARD
FARMHOUSE

C.20

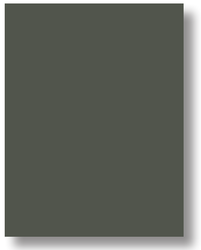
COLOR SCHEME 7
MONTEREY



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

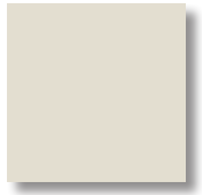


CONCRETE FLAT TILE ROOF
WESTLAKE ROYAL ROOFING SOLUTIONS
DURALITE 600 SLATE - BUCKSKIN



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

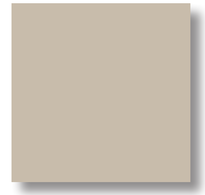


CONCRETE FLAT TILE ROOF
WESTLAKE ROYAL ROOFING SOLUTIONS
DURALITE 600 SLATE - TAHOE BLEND

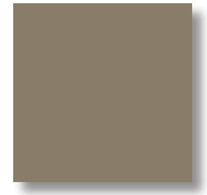


GUTTER
SERVICE PARTNERS - HARVEST BROWN

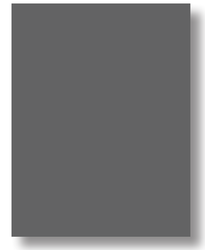
COLOR SCHEME 9
MONTEREY



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

ktgy
Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

Warmington RESIDENTIAL

Warmington Residential
3090 Pullman Street
Costa Mesa, CA 92626
714.434.4439

EASTVALE GRAPEWIN
EASTVALE, CA KTGY # 2024-0099

Plot Date: 2024-06-25

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 BOARD
MONTEREY

C.30



TREE PLANTING LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	WUCOLS	QU.
PERIMETER STREET TREE				
	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA	36" BOX STD.	M	7
	PISTACIA CHINENSIS CHINESE PISTACHE	36" BOX STD.	M	9
STREET TREE				
	GEIJERA PARVIFLORA AUSTRALIAN WILLOW	24" BOX STD.	L	25
ENTRY ACCENT TREE				
	SCHINUS MOLLE CALIFORNIA PEPPER	48" BOX MULTI	L	5
PARKWAY				
	PRUNUS CAROLINIANA 'COMPACTA' COMPACT CAROLINA CHERRY-LAUREL COLUMNAR	15 GAL	M	5

FRONT YARD TYPICAL TREE PLANTING LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	WUCOLS	QU.
THEME 'A' FRONT YARD TREE				
	ARBUTUS 'MARINA' STRAWBERRY TREE (FOREGROUND ACCENT TREE)	24" BOX STD.	L	22
THEME 'B' FRONT YARD TREE				
	AGONIS FLEXUOSA PEPPERMINT TREE (BACKGROUND SCREEN TREE)	24" BOX STD.	L	22
THEME 'C' FRONT YARD TREE				
	PODOCARPUS GRACILIOR FERN PINE (BACKGROUND SCREEN TREE)	24" BOX STD.	L	22

NOTE

FRONT YARD (LANDSCAPE MULCH)

BACK YARD (HOME OWNER)

PERCENTAGE OF LANDSCAPE AREA

SHRUB AREA: TOTAL: 1.29 ACRE OR 56,425 SQ. FT
TURF AREA TOTAL: 0 ACRES OR 0 SQ. FT

TOTAL LANDSCAPE AREA: 1.29 ACRES OR 56,425 SQ. FT
TOTAL SITE AREA: 8.27 ACRES OR 360,484 SQ. FT.

PERCENTAGE OF LANDSCAPE AREA PROPOSED: 16%

PLANTING DESIGN NOTE:

ALL PLANT MATERIAL IS DROUGHT TOLERANT, MODERATE AND LOW WATER USE, ACCLIMATED TO THE LOCAL CLIMATE.

TREES TYPES AND LOCATIONS HAVE BEEN CHOSEN FOR THERE FORM AND STRUCTURE AND ARE IN SCALE WITH THE BUILDINGS AND WILL PROVIDE SHADE OVER PAVING SURFACES AND PEDESTRIAN GATHERING AREAS.

EXISTING SLOPES - MULCH SLOPE IF DISTURB

BASINS WILL BE TREATED AS OPEN SPACE; NOT FENCED.

SHRUB PLANTING LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE		WUCOLS	QU.
	ABELIA GRANDIFLORA 'KALEIDESCOPE'	5 GAL.	36" O.C.	M	-
	AGAVE 'BLUE GLOW' BLUE GLOW AGAVE	5 GAL.	36" O.C.	VL	-
	ALOE 'BLUE ELF' CALIFORNIA ALOE	1 GAL.	24" O.C.	L	-
	ALOE STRIATA 'GHOST' GHOST ALOE	5 GAL.	24" O.C.	L	-
	BUXUS M. JAPONICA 'GREEN BEAUTY' GREEN BEAUTY BOXWOOD	5 GAL.	30" O.C.	M	-
	CAREX DIVULSA BERKELEY SEDGE	1 GAL.	24" O.C.	L	-
	CHONDROPETALUM TECTORUM SMALL CAPE RUSH	5 GAL.	36" O.C.	M	-
	CHRYSACTINIA MEXICANA DAMIANITA DAISY	1 GAL.	36" O.C.	L	-
	COLEONEMA PULCHELLUM 'SUNSET GOLD' GOLDEN BREATH OF HEAVEN	5 GAL.	48" O.C.	M	-
	DIANELLA REVOLUTA 'BABY BLISS' BABY BLISS FLAX LILY	1 GAL.	24" O.C.	L	-
	DIANELLA REVOLUTA 'LITTLE REV' LITTLE REV FLAX LILY	5 GAL.	24" O.C.	L	-
	DYMONDIA MARGARETAE SILVER CARPET	FLAT	6" O.C.	L	-
	FESTUCA MAIREI ATLAS FESCUE	5 GAL.	30" O.C.	M	-
	HESPERALOE 'BRAKELIGHTS' RED YUCCA	5 GAL.	30" O.C.	L	-
	ILEX VOMITORIA 'WILL FLEMING' WILL FLEMING YAUPON HOLLY	5 GAL. COLUMNAR	30" O.C.	M	-
	JUNCUS PATENS COMMON RUSH	5 GAL.	24" O.C.	L	-
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' LYNN'S LEGACY TEXAS RANGER	5 GAL.	48" O.C.	L	-
	LIGUSTRUM JAPONICUM 'TEXANUM' WAXLEAF PRIVET	5 GAL. COLUMNAR	36" O.C.	M	-
	LOMANDRA LONGIFOLIA 'ARCTIC FROST' ARCTIC FROST MAT RUSH	5 GAL.	30" O.C.	M	-
	NANDINA DOMESTICA 'GULF STREAM' COMPACT HEAVENLY BAMBOO	5 GAL.	36" O.C.	L	-
	MUHLENBERGIA C. 'REGAL MIST' PINK MUHLY	5 GAL.	36" O.C.	L	-
	MUHLENBERGIA DUBIA PINE MUHLY	5 GAL.	30" O.C.	L	-
	OLEA EUROPAEA 'MONTRA' LITTLE OLLIE DWARF OLLIE	5 GAL.	36" O.C.	L	-
	PHORMIUM 'JACK SPRATT' JACK SPRATT DWARF FLAX	5 GAL.	24" O.C.	M	-
	PITTOSPORUM TENUIFOLIUM 'ELFIN' ELFIN KOHUHU PITTOSPORUM	5 GAL.	24" O.C.	M	-
	PITTOSPORUM TOBIRA 'WHEELER'S DWARF' WHEELER'S DWARF JAPANESE PITTOSPORUM	5 GAL.	24" O.C.	M	-
	PODOCARPUS MACROPHYLLUS 'MAKI' SHRUBBY YEW PINE	5 GAL. COLUMNAR	30" O.C.	M	-
	RHAPHIOLEPIS UMBELLATA 'MINOR' DWARF YEDDO HAWTHORN	5 GAL.	30" O.C.	M	-
	ROSEMARINUS OFFICINALIS 'HUNTINGTON CARPET' CREEPING ROSEMARY	1 GAL.	36" O.C.	L	-
	SALVIA LEUCANTHA 'SANTA BARBARA' DWARF MEXICAN SAGE	5 GAL.	36" O.C.	L	-
	TEUCRIUM CHAMAEDRYS 'WALL GERMANDER'	1 GAL.	24" O.C.	L	-
	WESTRINGIA FRUTICOSA 'GREY BOX' GREY BOX COAST ROSEMARY	5 GAL.	30" O.C.	L	-
	WESTRINGIA FRUTICOSA 'MORNING LIGHT' MORNING LIGHT COAST ROSEMARY	5 GAL.	36" O.C.	L	-
	YUCCA FILAMENTOSA 'COLOR GUARD' ADAM'S NEEDLE	5 GAL.	36" O.C.	VL	-
BASIN BOTTOM					
	CAREX DIVULSA BERKELEY SEDGE	1 GAL.	24" O.C.	L	-
	CHONDROPETALUM TECTORUM SMALL CAPE RUSH	1 GAL.	36" O.C.	M	-
	JUNCUS PATENS COMMON RUSH	1 GAL.	24" O.C.	L	-
	SALVIA LEUCANTHA 'SANTA BARBARA' DWARF MEXICAN SAGE	1 GAL.	36" O.C.	L	-
VINE ALONG ARCHIBALD AVE.					
▲	**PARTHENOCISSUS TRICUSPIDATA** BOSTON IVY	1 GAL.	36" O.C.	M	80

LEGEND

1. ENTRY SIGN MONUMENT
2. ACCENT LANDSCAPE
3. INTERIOR LOOP ROAD
4. MAILBOX CLUSTER WITH BENCH SEATING
5. BACKYARD PER HOME OWNER
6. CURB ADJACENT SIDEWALK
7. CURB SEPARATED MEANDERING WALK W/ PARKWAY
8. RESIDENTIAL HOMES
9. DRIVEWAY
10. WATER QUALITY BASIN
11. EXISTING SLOPE BELOW RETAINING WALL (NATURAL VEGETATION MAINTAINED BY HOA)
12. EXISTING NEIGHBOR (SFD)
13. EMERGENCY VEHICLE ACCESS ONLY (PROPOSED DRIVE APRON LOCATED ON GRAPEWIN STREET TO BE UTILIZED BY EMERGENCY VEHICLES ONLY. ADDITIONAL SIGNAGE AS WELL AS A LOW HEIGHT MANUAL DOUBLE SWING GATE WITH KNOX BOX TO BE INSTALLED.)
14. ENTRY WALK
15. PET WASTE STATION
16. 18" SQ. CONCRETE STEPPERS
17. CONCRETE PAVING WITH LIGHT ETCH FINISH & SCORE JOINTS
18. SIGHT LINE
19. TUBE STEEL ACCESS GATE (WITH KNOX BOX LOCK)

SEC GRAPEWIN & ARCHIBALD | Overall Concept Plan

Warmington Homes | Eastvale, CA | December 09, 2024

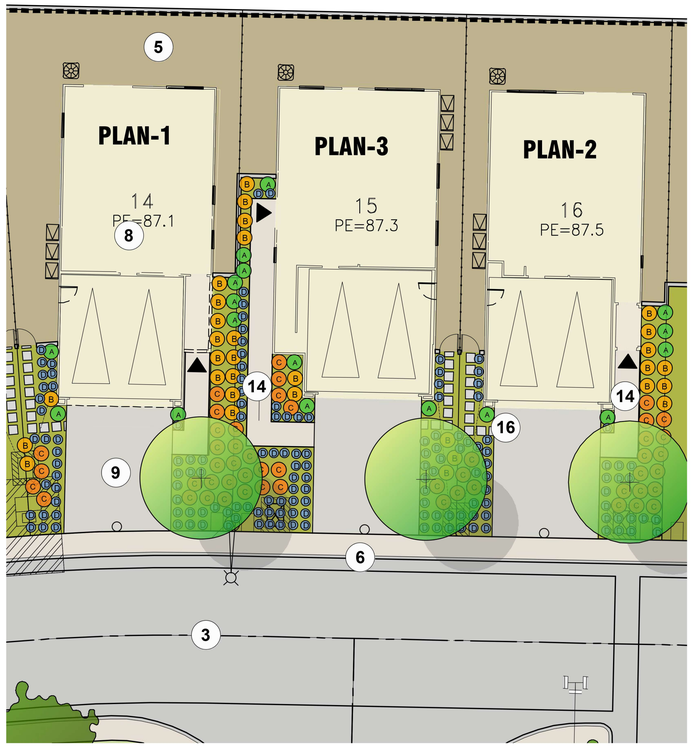
L-1

NORTH

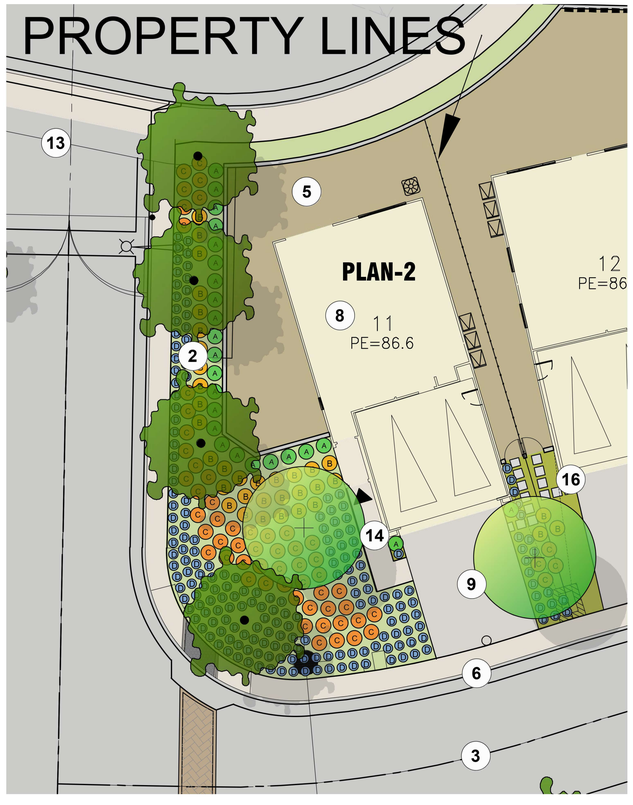
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SMP ENVIRONMENTAL DESIGN
SUMMERS/MURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446



TYPICAL FRONT YARDS - PLAN 1,2,3



TYPICAL FRONT YARDS ALT PLAN - 2

TREE PLANTING LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	WUCOLS	QU.
PERIMETER STREET TREE				
	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA	36" BOX STD.	M	7
	PISTACIA CHINENSIS CHINESE PISTACHE	36" BOX STD.	M	9
STREET TREE				
	GEIJERA PARVIFLORA AUSTRALIAN WILLOW	24" BOX STD.	L	25
ENTRY ACCENT TREE				
	SCHINUS MOLLE CALIFORNIA PEPPER	48" BOX MULTI	L	5
PARKWAY				
	PRUNUS CAROLINIANA 'COMPACTA' COMPACT CAROLINA CHERRY-LAUREL COLUMNAR	15 GAL	M	5

FRONT YARD TYPICAL TREE PLANTING LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	WUCOLS	QU.
THEME 'A' FRONT YARD TREE				
	ARBUTUS 'MARINA' STRAWBERRY TREE (FOREGROUND ACCENT TREE)	24" BOX STD.	L	22
THEME 'B' FRONT YARD TREE				
	AGONIS FLEXUOSA PEPPERMINT TREE (BACKGROUND SCREEN TREE)	24" BOX STD.	L	22
THEME 'C' FRONT YARD TREE				
	PODOCARPUS GRACILIOR FERN PINE (BACKGROUND SCREEN TREE)	24" BOX STD.	L	22

NOTE

FRONT YARD
(LANDSCAPE MULCH)

BACK YARD
(HOME OWNER)

LEGEND

1. ENTRY SIGN MONUMENT
2. ACCENT LANDSCAPE
3. INTERIOR LOOP ROAD
4. MAILBOX CLUSTER WITH BENCH SEATING
5. BACKYARD PER HOME OWNER
6. CURB ADJACENT SIDEWALK
7. CURB SEPARATED MEANDERING WALK W/ PARKWAY
8. RESIDENTIAL HOMES
9. DRIVEWAY
10. WATER QUALITY BASIN
11. EXISTING SLOPE BELOW RETAINING WALL (NATURAL VEGETATION MAINTAINED BY HOA)
12. EXISTING NEIGHBOR (SFD)
13. EMERGENCY VEHICLE ACCESS ONLY (PROPOSED DRIVE APRON LOCATED ON GRAPEWIN STREET TO BE UTILIZED BY EMERGENCY VEHICLES ONLY. ADDITIONAL SIGNAGE AS WELL AS A LOW HEIGHT MANUAL DOUBLE SWING GATE WITH KNOX BOX TO BE INSTALLED.)
14. ENTRY WALK
15. PET WASTE STATION
16. 18" SQ. CONCRETE STEPPERS
17. CONCRETE PAVING WITH LIGHT ETCH FINISH & SCORE JOINTS
18. SIGHT LINE
19. TUBE STEEL ACCESS GATE (WITH KNOX BOX LOCK)

TRADITIONAL - SHRUB PLANTING LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
A	**PRUNUS CAROLINIANA 'COMPACTA'** COMPACT CAROLINA CHERRY	5 GAL COLUMNAR	36" O.C.	M
B	**RHAPHIOLEPIS UMBELLATA'MINOR'** DWARF YEDDO HAWTHORN	5 GAL	36" O.C.	L
C	**DIETES GRANDIFLORA 'VARIEGATA'** STRIPED FORTNIGHT LILY	5 GAL.	36" O.C.	L
	TEUCRIUM CHAMAEDRYS WALL GERMANDER	1 GAL.	24" O.C.	L

FARMHOUSE - SHRUB PLANTING LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
A	**LIGUSTRUM JAPONICUM 'TEXANUM'** WAXLEAF PRIVET	5 GAL. COLUMNAR	36" O.C.	L
B	**ILEX VOMITORIA 'STOKES DWARF'** DWARF YAUPON HOLLY	5 GAL.	36" O.C.	L
C	**LOMANDRA LONGIFOLIA 'ARCTIC FROST'** ARTIC FROST MAT RUSH	5 GAL.	36" O.C.	L
	SESLERIA AUTUMNALIS AUTUMN MOOR GRASS	1 GAL.	36" O.C.	L

CRAFTSMAN - SHRUB PLANTING LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
A	**PODOCARPUS MACROPHYLLUS 'MAKI'** SHRUBBY YEW PINE	5 GAL. COLUMNAR	36" O.C.	M
B	**BUXUS M. JAPONICA 'GREEN BEAUTY'** GREEN BEAUTY BOXWOOD	5 GAL.	36" O.C.	M
C	**NANDINA 'GULF STREAM'** G. STREAM HEAVENLY BAMBOO	5 GAL.	36" O.C.	L
	DIANELLA REVOLUTA 'BABY BLISS' BABY BLISS FLAX LILY	1 GAL.	24" O.C.	L

SEC GRAPEWIN & ARCHIBALD | FRONT YARD TYPICALS - PLANTING

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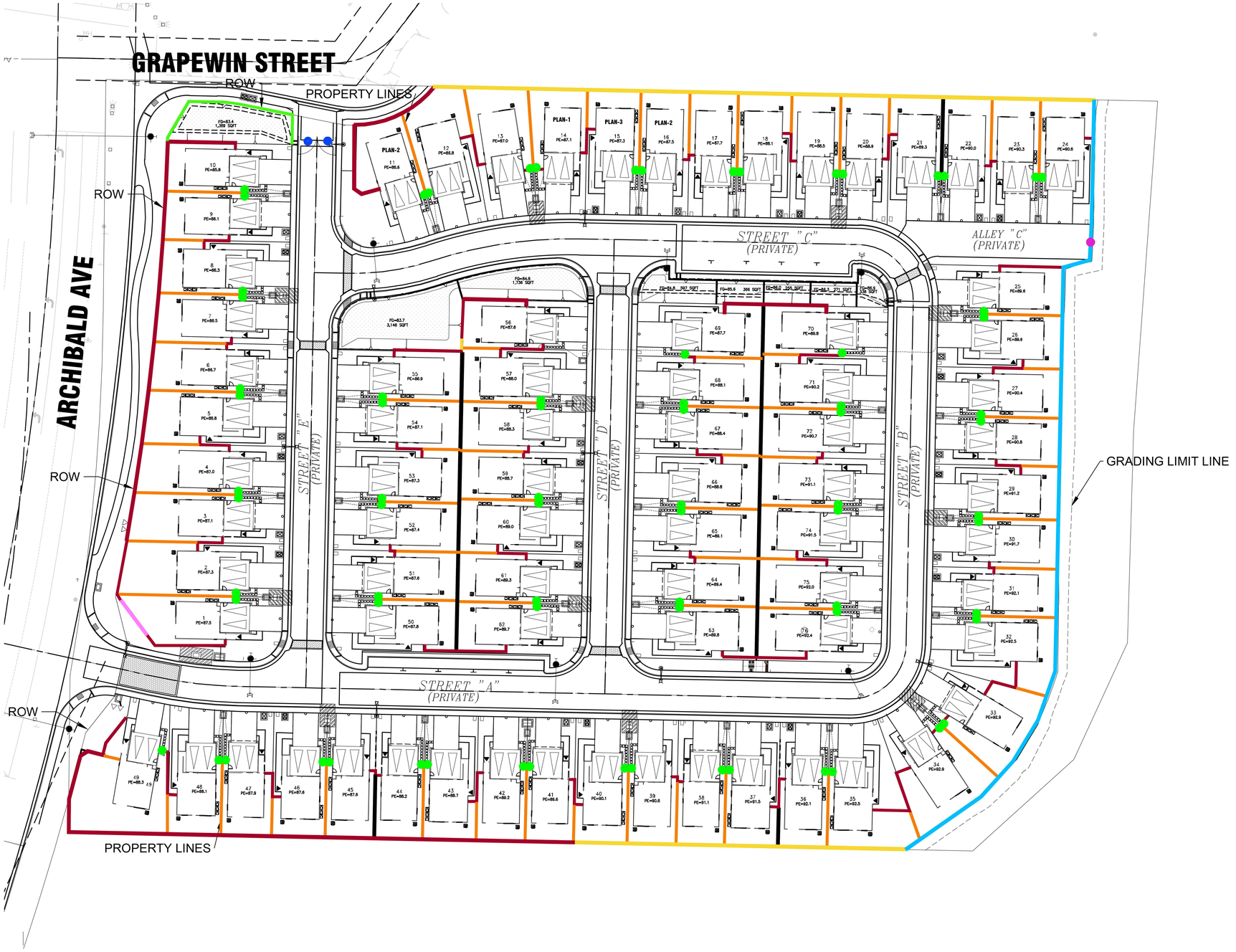
L-2

NORTH

SCALE: 1" = 30' - 0"

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(949) 443-1446



WALL AND FENCE LEGEND:

- 6'-0" HIGH SOLID MASONRY PERIMETER COMMUNITY WALL (NATURAL COLOR SPLIT FACE BOTH SIDES, TAN CAP)
- 6'-0" HIGH SOLID MASONRY PERIMETER COMMUNITY WALL ON RETAINING WALL (NATURAL COLOR SPLIT FACE BOTH SIDES, TAN CAP)
- 6'-0" HIGH VINYL SIDE YARD FENCE
- 6' HIGH VINYL REAR YARD FENCE ON SMALL RETAINING WALL
- 6'-0" HIGH TUBULAR STEEL FENCE (BLACK), BACK OF RETAINING WALL
- 6' MONUMENT WALL (NATURAL COLOR SPLIT FACE BOTH SIDES, TAN CAP WITH PROJECT NAME SIGN)
- 42" HIGH VINYL 2 RAIL FENCE
- 6'-0' HIGH VINYL SIDE YARD GATE
- 6'-0' HIGH TUBULAR STEEL ACCESS GATE (BLACK), BACK OF RETAINING WALL (WITH MOUNTABLE KNOX BOX PAD LOCK ENTRY ATTACHED AT GRADE, NO STAIRS REQUIRED
- 42" LOW SWING TUBULAR STEEL EVA GATE

SEC GRAPEWIN & ARCHIBALD | Wall & Fence Plan

Warmington Homes | Eastvale, CA | December 09, 2024

L-3

NORTH

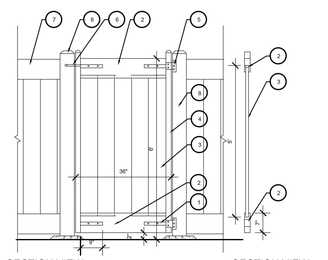
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PATIO VINYL FENCE
MATERIAL: VINYL
COLOR: TAN



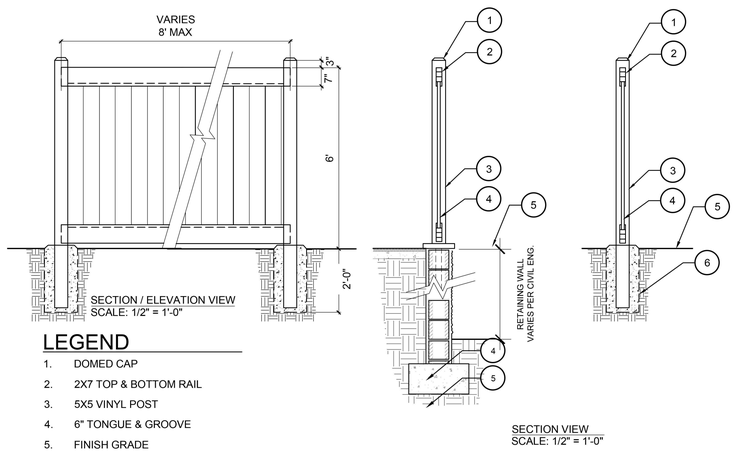
LEGEND

1. METAL GATE HINGE SCREWED TO FENCE
2. 2"x 7" OR 1-1/2" x 5-1/2" PVC TOP AND BOTTOM RAILS-
3. 1"x 6" T&G PVC BOARD
4. 2" 16GA PREGALV POWDER COATED UPRIGHT OR 2"x6" PVC UPRIGHT
5. T-HINGE
6. LATCH
7. ADJACENT VINYL FENCING
8. 5"x 5" VINYL POST W/ DOMED CAP

6'-0" HIGH VINYL SIDE YARD GATE
SCALE: 1/2" = 1'-0"



PATIO VINYL FENCE
MATERIAL: VINYL
COLOR: TAN

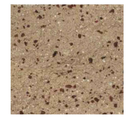


LEGEND

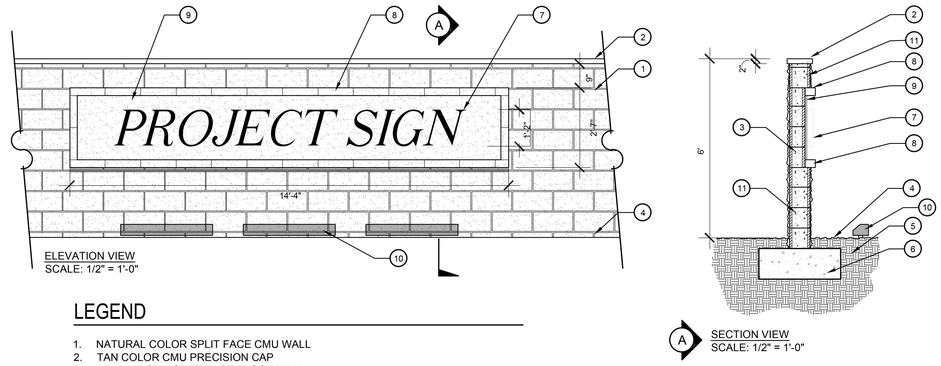
1. DOMED CAP
2. 2X7 TOP & BOTTOM RAIL
3. 5X5 VINYL POST
4. 6" TONGUE & GROOVE
5. FINISH GRADE
6. 8X24 DOMED CONCRETE FOOTING- REFER TO STRUCTURAL ENGINEER'S DRAWINGS

AVAILABLE THROUGH FENCWORKS INC.
1-800-350-5620

6'-0" HIGH VINYL SIDE YARD FENCE
SCALE: 1/2" = 1'-0"



COMMUNITY ENTRY CMU WALL
MATERIAL: CMU BLOCK
COLOR: TAN MW SPLIT FACE
SOURCE: WWW.ORCO.COM

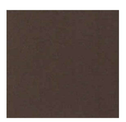


LEGEND

1. NATURAL COLOR SPLIT FACE CMU WALL
2. TAN COLOR CMU PRECISION CAP
3. 6"x8"x16" CMU SPLIT FACE BLOCK WALL
4. FINISH GRADE, TYP.
5. COMPACTED SUB-GRADE
6. CONCRETE FOOTING
7. 1'-2" HIGH PINNED METAL LETTERS
8. 4"x2"x16" PRECISION BLOCK BORDER
9. PAINTED SMOOTH PLASTER FINISH
10. SIGN LIGHTING PER LIGHTING CONTRACTOR
11. 8"x8"x16" CMU SPLIT FACE BLOCK WAL

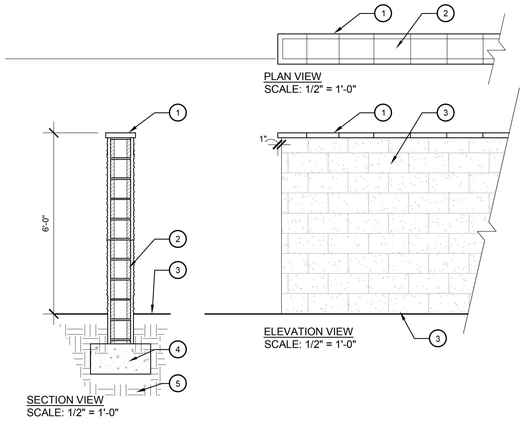


COMMUNITY ENTRY CMU WALL
MATERIAL: SMOOTH STUCCO
COLOR: SW 7567 NATURAL TAN



COMMUNITY ENTRY CMU WALL
MATERIAL: METAL LETTERS
COLOR: SW 9175 DEEP FOREST BROWN

ENTRY SIGN ON COMMUNITY WALL (SPLIT FACE)
SCALE: 1/2" = 1'-0"



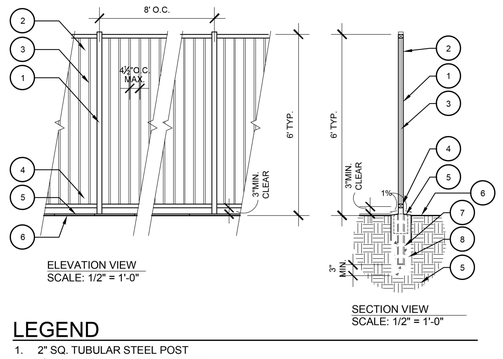
COMMUNITY CMU WALL
MATERIAL: CMU BLOCK
COLOR: TAN MW SPLIT FACE
SOURCE: WWW.ORCO.COM

LEGEND

1. 2X10X16 CMU PRECISION WALL CAP
2. 8X8X16 SPLIT FACE BLOCK (NATURAL COLOR WITH TAN CAP)
3. FINISH GRADE
4. CONCRETE FOOTING- REFER TO STRUCTURAL ENGINEER'S DRAWINGS
5. COMPACTED SUBGRADE- REFER TO GEOTECHNICAL SOILS REPORT

6'-0" HIGH CMU COMMUNITY WALL (SPLIT FACE)
SCALE: 1/2" = 1'-0"

TUBULAR STEEL FENCE
MATERIAL: TUBULAR STEEL
COLOR: SW 6006 BLACK BEAN
SOURCE:SHERWIN-WILLIAMS.COM

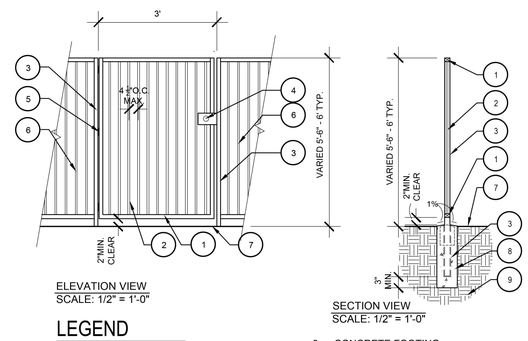


LEGEND

1. 2" SQ. TUBULAR STEEL POST
2. 1½"SQ. TUBULAR STEEL TOP RAIL
3. ⅝"SQ. TUBULAR STEEL PICKETS @ 4 ½" MAXIMUM O.C.
4. 1½"SQ. TUBULAR STEEL BOTTOM RAIL
5. COMPACTED SUBGRADE
6. FINISH GRADE
7. SINK POST INTO FOOTING
8. CONCRETE FOOTING

6'-0" HIGH TUBULAR STEEL FENCE (BLACK)
SCALE: 1/2" = 1'-0"

TUBULAR STEEL FENCE
MATERIAL: TUBULAR STEEL
COLOR: SW 6006 BLACK BEAN
SOURCE:SHERWIN-WILLIAMS.COM



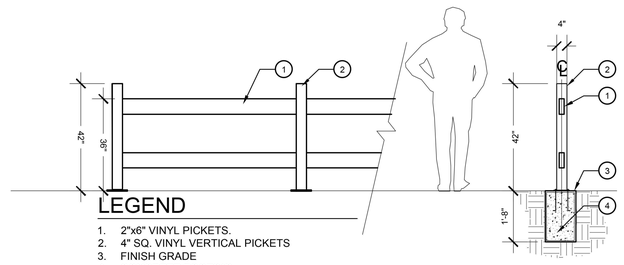
LEGEND

1. 1-1/2" x 2" x 16 GA. METALIZED TUBULAR STEEL GATE FRAME.
2. 5/8" SQ. x 16 GA. METALIZED TUBULAR STEEL PICKETS EQUALLY SPACED AT 4 1/2" MAXIMUM ON CENTER.
3. 2" SQ GATE POST
4. LOCKABLE HANDLE / LATCH WITH KNOX BOX
5. SELF CLOSING GATE HINGES
6. WALL / FENCING
7. FINISH GRADE
8. CONCRETE FOOTING
9. COMPACTED SUBGRADE

6'-0" HIGH TUBULAR STEEL GATE (BLACK)
SCALE: 1/2" = 1'-0"



VINYL FENCE
MATERIAL: VINYL
COLOR: STANDARD WHITE



LEGEND

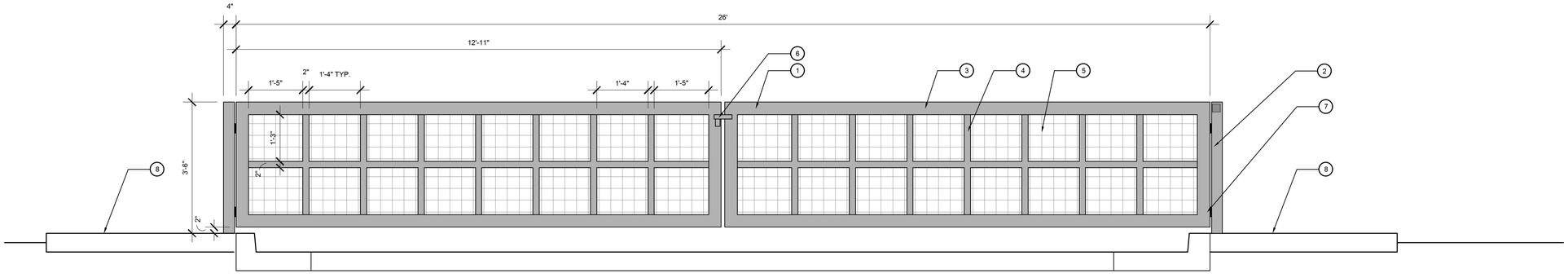
1. 2"x6" VINYL PICKETS.
2. 4" SQ. VINYL VERTICAL PICKETS
3. FINISH GRADE
4. CONCRETE FOOTING

42" HIGH VINYL 2 RAIL FENCE
SCALE: 1/2" = 1'-0"

SEC GRAPEWIN & ARCHIBALD | Wall & Fence Details

Warmington Homes | Eastvale, CA | December 09, 2024

SMP ENVIRONMENTAL DESIGN
SUMMERS/MURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446



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

LEGEND

1. 42" HIGH EVA VEHICULAR GATE (MANUAL DOUBLE SWING)
2. 4" X 4" TUBULAR STEEL POST
3. 2" X 4" TUBULAR STEEL FRAME
4. 1" X 2" TUBULAR STEEL POST
5. 8 GA HEAVY DUTY WIRE WELDED MESH
6. KNOX BOX KEY LOCK ACCESS LATCH PER FIRE DEPARTMENT REQUIREMENT
7. HINGES (DOUBLE SWING)
8. FINISH SURFACE WALK

TUBULAR STEEL EVA GATE
MATERIAL: TUBULAR STEEL
COLOR: SW 6006 BLACK BEAN
SOURCE:SHERWIN-WILLIAMS.COM

42" LOW SWING TUBULAR STEEL EVA GATE
SCALE: 3/4" = 1'-0"

SEC GRAPEWIN & ARCHIBALD | Wall & Fence Details

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MAGNOLIA GRANDIFLORA
SOUTHERN MAGNOLIA
(PERIMETER STREET TREE)



PISTACIA CHINENSIS
CHINESE PISTACHE
(PERIMETER STREET TREE)

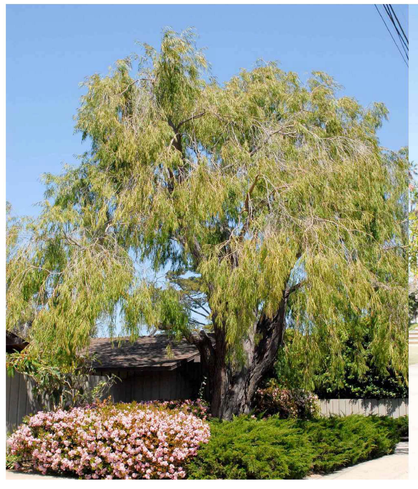


GEIJERA PARVIFLORA
AUSTRALIAN WILLOW
(BASIN STREET TREE)



SCHINUS MOLLE
CALIFORNIA PEPPER
(ENTRY ACCENT TREE)

TREE PLANTING



AGONIS FLEXUOSA
PEPPERMINT TREE
(BACKGROUND SCREE TREE)



ARBUTUS 'MARINA'
STRAWBERRY TREE
(FOREGROUND ACCENT TREE)



PODOCARPUS GRACILIOR
FERN PINE
(BACKGROUND SCREEN TREE)

FRONT YARD TYPICAL TREE PLANTING

SEC GRAPEWIN & ARCHIBALD | Tree Imagery

Warmington Homes | Eastvale, CA | December 09, 2024

L-6

NORTH

SCALE: 1" = 30' - 0"

0 30 60 90 120

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ACCENT SHRUBS



AGAVE 'BLUE GLOW'
BLUE GLOW AGAVE



ALOE 'BLUE ELF'
CALIFORNIA ALOE



ALOE STRIATA 'GHOST'
GHOST ALOE



CAREX DIVULSA
BERKELEY SEDGE



CHONDROPETALUM TECTORUM
SMALL CAPE RUSH



DIANELLA REVOLUTA 'BABY BLISS'
BABY BLISS FLAX LILY



DIANELLA REVOLUTA 'LITTLE REV'
LITTLE REV FLAX LILY



DIETES GRANDIFLORA 'VARIEGATA'
STRIPED FORTNIGHT LILY (FYT)



FESTUCA MAIREI
ATLAS FESCUE



HESPERALOE 'BRAKELIGHTS'
RED YUCCA



JUNCUS PATENS
COMMON RUSH



LOMANDRA LONGIFOLIA 'ARCTIC FROST'
ARCTIC FROST MAT RUSH



MUHLENBERGIA C. 'REGAL MIST'
PINK MUHLY



MUHLENBERGIA DUBIA
PINE MUHLY



PHORMIUM 'JACK SPRATT'
JACK SPRATT DWARF FLAX



SESLERIA AUTUMNALIS
ARTIC FROST MAT RUSH



YUCCA FILAMENTOSA 'COLOR GUARD'
ADAM'S NEEDLE

GROUNDCOVER



COLEONEMA PULCHELLUM 'SUNSET GOLD'
GOLDEN BREATH OF HEAVEN



DYMONDIA MARGARETAE
SILVER CARPET

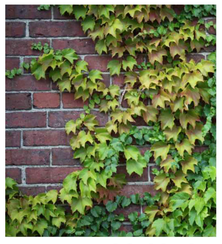


ROSEMARINUS OFFICINALIS 'HUNTINGTON CARPET'
CREEPING ROSEMARY



TEUCRIUM CHAMAEDRYS
WALL GERMANDER

VINES



PARTHENOCISSUS TRICUSPIDATA
BOSTON IVY

SEC GRAPEWIN & ARCHIBALD | Shrub Imagery

Warmington Homes | Eastvale, CA | December 09, 2024

L-7

NORTH

SCALE: 1" = 30' - 0"

0 30 60 90 120

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SUMMERS/MURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446

SHRUBS



ABELIA GRANDIFLORA
'KALEIDESCOPE'



BUXUS M. JAPONICA
'GREEN BEAUTY'
GREEN BEAUTY BOXWOOD



CHRYSACTINIA MEXICANA
DAMIANITA DAISY



ILEX VOMITORIA
'STOKES DWARF'
DWARF YAUPON
HOLLY



ILEX VOMITORIA
'WILL FLEMING'
WILL FLEMING
YAUPON HOLLY



LEUCOPHYLLUM
LANGMANIAE 'LYNN'S LEGACY'
LYNN'S LEGACY TEXAS RANGER



LIGUSTRUM
JAPONICUM
'TEXANUM'
WAXLEAF PRIVET



NANDINA
DOMESTICA
'GULF STREAM'
COMPACT
HEAVENLY BAMBOO



OLEA EUROPAEA
'MONTRA'
LITTLE OLLIE DWARF
OLLIE



PITTOSPORUM
TENUIFOLIUM 'ELFIN'
ELFIN KOHUHU
PITTOSPORUM



PITTOSPORUM TOBIRA
'WHEELER'S DWARF'
WHEELER'S DWARF
JAPANESE PITTOSPORUM



PODOCARPUS
MACROPHYLLUS
'MAKI'
SHRUBBY
YEW PINE



PRUNUS
CAROLINIANA
'COMPACTA'
DWARF CAROLINA
LAUREL CHERRY
(VINE)



RHAPHIOLEPIS
UMBELLATA 'MINOR'
DWARF YEDDO
HAWTHORN



SALVIA LEUCANTHA
'SANTA BARBARA'
DWARF MEXICAN SAGE



WESTRINGIA FRUTICOSA
'GREY BOX'
GREY BOX
COAST ROSEMARY



WESTRINGIA FRUTICOSA
'MORNING LIGHT'
MORNING LIGHT
COAST ROSEMARY

SEC GRAPEWIN & ARCHIBALD | Shrub Imagery

Warmington Homes | Eastvale, CA | December 09, 2024

L-8

NORTH

SCALE: 1" = 30' - 0"

0 30 60 90 120

SMP ENVIRONMENTAL DESIGN
SUMMERS/MURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446

CEQA EXEMPTION DETERMINATION REPORT

PLN24-20053 – Warmington Residential

Southeast Corner of Archibald Avenue and Grapewin Street
(APNs 130-070-015, 130-070-021, 130-080-004)

Project Proponent:
Warmington Residential California, Inc.
Greg Ocasek

Lead Agency:
CITY OF EASTVALE
Community Development Department
12363 Limonite Avenue, Suite 910
Eastvale, CA 91752

February 2025

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."

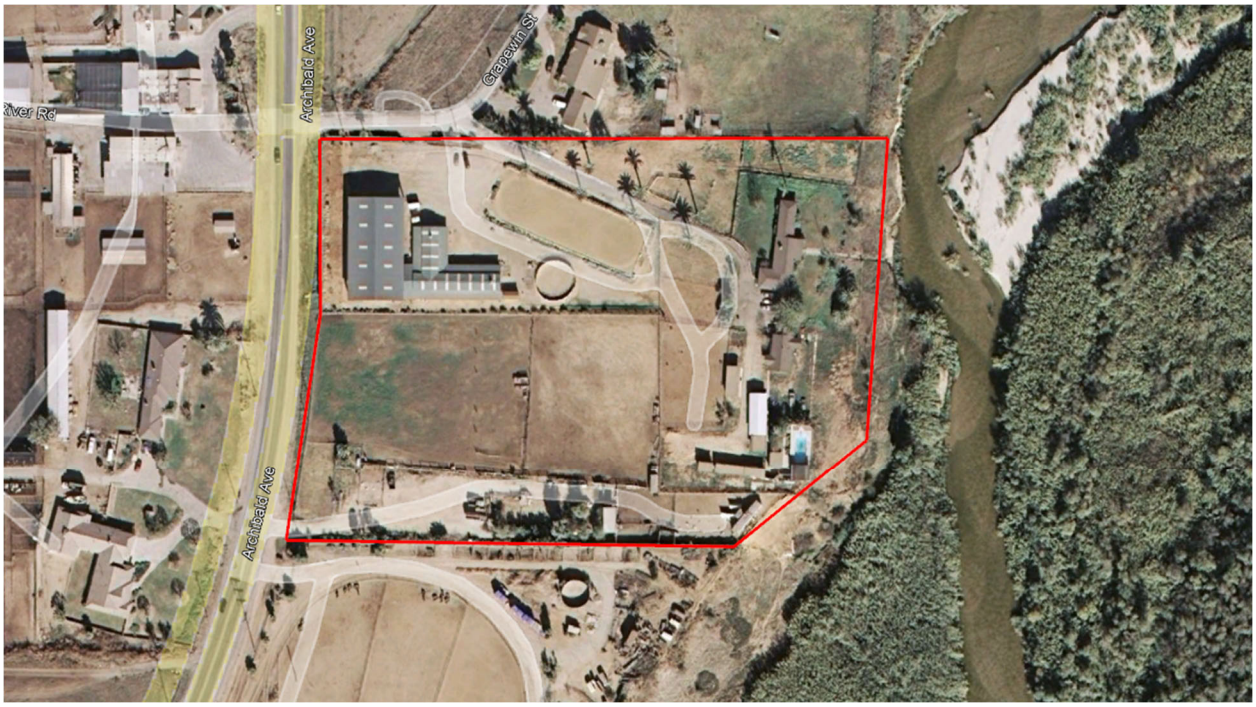
On March 27, 2024, the City of Eastvale (City) Council adopted the Eastvale General Plan 2040 (General Plan; City of Eastvale 2024a) and certified the Final EIR for the General Plan (State Clearinghouse No. 2022080090). The intent of this report is to document that: (1) implementation of the proposed PLN24-20053 Warmington Residential 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 8.3-acre project site is located at 8312 Grapewin Street and 8330 Archibald Avenue in Eastvale in Riverside County, California, on Assessor's Parcel Numbers (APNs) 130-070-015, 130-070-021, and 130-080-004. The project site is presently developed with a residence, horse training facility, and accessory structures (Figure 1). Residential development is adjacent to the north and west site boundary, with a church located to the south and the Santa Ana River and open space to the east.

FIGURE 1: PROJECT SITE



2.2 Project Characteristics

The project site is zoned as Light Agriculture (A-1) and is designated as Single-Family – Low (4.0-8.0 dwelling units per acre) by the General Plan. The project proposes the development of 76 single-family residences, which includes 4 very low-income residences. The residences would be two stories and would range between three and four bedrooms. A total of 314 parking spaces would be provided via a combination of garage spaces, driveway spaces, and street spaces on the project site. The project also includes the provision of open space adjacent to the Santa Ana River. Refer to Appendix A, Project Site Plan, for the proposed layout of the project features.

With 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 General Plan.

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.

- **Land Use and Planning:** With 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 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.

- **Air Quality:** Because the proposed project would be consistent with the development density allowed on the project site by the General Plan, neither construction nor operation of the proposed 76-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, neither construction nor operation of the proposed 76-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.

- **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, construction and operation of the proposed 76-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, the proposed 76-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, the proposed 76-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, the proposed 76-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, the proposed 76-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, the proposed 76-unit residential project would not result in aesthetics, agriculture and forestry resources, paleontological 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 dated January 2025 (CSLS 2025a) and a Western Riverside County MSHCP Consistency Determination dated January 31, 2025 (CSLS 2025b) were prepared for the proposed project by Carlson Strategic Land Solutions (CSLS). These technical studies are included as Appendices B-1 and B-2 of this report, respectively. No sensitive vegetation communities, potentially jurisdictional areas, special-status plant species (including MSHCP narrow endemic plants), or MSHCP riparian/riverine areas were observed on-site during the general biological assessment and jurisdictional delineation conducted on March 28, 2024, or the narrow endemic plant assessment and surveys conducted on March 28, June 11 and 25, and July 16, 2024.

Regarding special-status wildlife species, no burrowing owl (*Athene cunicularia*) were observed during the habitat assessment and focused burrowing owl surveys conducted March 28, June 11 and 25, July 16, and August 8, 2024.

A single special-status wildlife species was detected audibly on site, Southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*), and two special-status wildlife species were audibly detected off-site in the Santa Ana River, yellow-breasted chat (*Icteria virens*) and yellow warbler (*Setophaga petechia*). Six additional special-status species have a low potential to occur but were not observed during the field surveys: glossy snake (*Arizona elegans occidentalis*), coastal whiptail (*Aspidoscelis tigris stejnegeri*), red-diamond rattlesnake (*Crotalus ruber*), tricolored blackbird (*Agelaius tricolor*), San Diego black-tailed jackrabbit (*Lepus californicus bennettii*), and Stephens' kangaroo rat (*Dipodomys stephensi*). Additionally, 2.25 acres of the eastern portion of the project site overlaps with the US Fish and Wildlife Service's least Bell's vireo (*Vireo bellii pusillus*) designated critical habitat map; however, the project site does not support any of the primary constituent elements needed for least Bell's vireo life processes and successful reproduction.

The following standardized Site Development Conditions (SDCs) will be required for the proposed project:

SDC BIO-1: **Biological Resources Monitoring.** A qualified biological monitor shall be present to monitor all vegetation removal to ensure no direct impacts occur to wildlife species.

SDC BIO-2: **Stephens' Kangaroo Rat Mitigation Fee.** Prior to issuance of the grading permit, the project applicant shall pay the Stephens' kangaroo rat mitigation fee pursuant to City Ordinance No. 663, which requires a fee of $500 per gross acre.

SDC BIO-3: **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. Vegetation removal activities shall be scheduled outside the nesting season (September 1 to February 14 for songbirds; September 1 to January 14 for raptors) to the extent feasible to avoid potential impacts to nesting birds protected by the Migratory Bird Treaty Act and California Fish and Game Code Sections 3503, 3503.5, and 3513.

2. Any construction activities that occur during the typical nesting season (February 15 to August 31 for songbirds; January 15 to August 31 for raptors) will require that all suitable habitat, on-site and within 300 feet surrounding the site (as feasible), be thoroughly surveyed by a qualified biologist for the presence of nesting birds before commencement of ground disturbance activities. If active nests are identified, the qualified biologist would establish an appropriate buffer around the vegetation. All work within these buffers would be halted until the nesting effort is complete (i.e., the juveniles are surviving independent from the nest) as determined by the qualified biologist. Work can resume within these areas when no other active nests are found. Alternatively, a qualified biologist may determine that construction can be permitted within the buffer area and would develop a monitoring plan to prevent any impacts while the nest continues to be active (e.g., presence of eggs, chicks, or adult nesting behavior). Upon completion of the survey and any follow-up construction avoidance management, a report shall be prepared and submitted to City for mitigation monitoring compliance record keeping.

SDC BIO-4: **Preconstruction Burrowing Owl Survey.** 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 (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-5: **Implement Standard Best Management Practices.** 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.

Conclusion: With implementation of **SDC BIO-1** through **SDC BIO-5** 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 Phase I Cultural Resources Assessment and Built Environment Evaluation dated January 30, 2025 (VCS 2025) was prepared for the proposed project by VCS Environmental. This technical study is included as Appendix C of this report. The cultural resources records search indicated that a total of 20 cultural resource sites have been recorded within one mile of the project site. The records search also indicated that two previously recorded cultural resource sites occur on the project site. However, based on further review by VCS, it was discovered that these two cultural resource sites were incorrectly recorded as occurring within the project site; accordingly, no previously recorded

cultural resource sites occur on the project site (Attachment A of Appendix C-2; VCS 2025). Additionally, the results of the Native American Heritage Commission's Sacred Lands File search were negative for the presence of sacred lands in the vicinity of the project site (VCS 2025). An evaluation of the built environment on the project site, comprising 14 buildings and structures built after World War II and before 2003, was conducted in October 2024 (refer to Attachment D in Appendix C of this report; Urbana Preservation & Planning, LLC 2024) . The property was evaluated as not eligible for inclusion in the California Register of Historical Resources or the National Register of Historic Places; therefore, it does not qualify as a historical resource under CEQA. No other cultural resources were observed on the project site during the field surveys. Nonetheless, due to the proximity of the Santa Ana River to the project site and the presence of known archaeological sites along the river, it is assumed 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 Paleontological Resources

Summary of Findings in the General Plan EIR: Impacts to paleontological resources were analyzed in Section 4.3, *Geology and Soils*, 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 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: A paleontological resources records search was conducted as part of the project-specific Phase I Cultural Resources Assessment and Built Environment Evaluation dated January 30, 2025 (VCS 2025; refer to Attachment B in Appendix C). No paleontological resources are recorded on the project site or within one mile of the site. The geologic units underlying the project site consist of Holocene- and 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.

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, 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 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. 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 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 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.

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.

Impacts Associated with the Proposed Project: A project-specific Geotechnical and Infiltration Evaluation (GeoTek 2024) is included as Appendix D of this report. Field exploration was conducted on March 26, 2024, and consisted of six 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 some surficial undocumented fill soils, disturbed soils, and some relatively loose/soft older alluvium. These site soils are not considered suitable for foundation support; therefore, remedial grading, consisting of removal and recompaction of the upper site soils, would be necessary (GeoTek 2024).

The nearest known active fault to the project site is the Elsinore Fault zone (Chino section) located approximately 3.8 miles southwest. The project site is located within an area mapped by the County of Riverside as having a high to very high liquefaction potential hazard; accordingly, a liquefaction analysis was performed for the project site, which concluded that the project site has a relatively low liquefaction hazard potential. Further, the estimated lateral spread horizontal displacements are estimated to be negligible due to the low liquefaction hazard potential. Given the generally flat terrain on-site, there is no potential for seismic-induced landslides. Groundwater was not encountered within the exploratory borings, which were drilled to the maximum depth drilled of 47 feet below ground surface, although it is estimated the historical high groundwater depth is approximately 38 feet below existing grade on-site (GeoTek 2024). Because the project would not require excavation approaching these depths, groundwater is not anticipated to be encountered during project construction.

Conclusion: With adherence to 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. Accordingly, the proposed project would not trigger additional environmental review.

3.6 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: Because historical records indicate the project site was used for agricultural purposes between the 1930s and the 1960s, project site soils could contain pesticides, herbicides, lead, and/or arsenic. Accordingly, a Phase I and Phase II Environmental Site Assessment dated April 9, 2024 (Stantec 2024) was prepared for the project site by Stantec Consulting Services, Inc. The technical study is included as Appendix E of this report. During the site reconnaissance conducted on March 27, 2024, two empty unlabeled aboveground storage tanks were observed in the southwestern portion of the project site, which appear to be associated with livestock operations. There was no visible evidence of former aboveground storage tanks or existing or former underground storage tanks on the project site. Additionally, there were no observations of other signs of potential hazardous materials on or below the project site. On March 25 through 27, 2024, 12 soil borings were conducted on the project site to a maximum depth of about 3 feet. The amount of pesticides, herbicides, lead, and/or arsenic detected within the collected soil borings were below thresholds that trigger soil remediation on residential properties. Additionally, soil vapor samples were collected on March 27, 2024; however, tested gases were below thresholds triggering site remediation. Accordingly, no recognized environmental conditions or controlled recognized environmental conditions occur on the project site (Stantec 2024).

Although no samples were collected for testing, based on the age of the structures on-site (circa 1970s), an ACM and LBP survey would be required prior to demolition. If ACM and/or LBP are detected, the project contractor would be required to adhere to applicable federal, state, and local laws and regulations related to worker and public safety during building demolition.

Conclusion: With adherence to applicable federal, state, and local laws and regulations related to ACM and LBP abatement, including conducting an ACM and LBP survey of the structures that would be demolished, 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.

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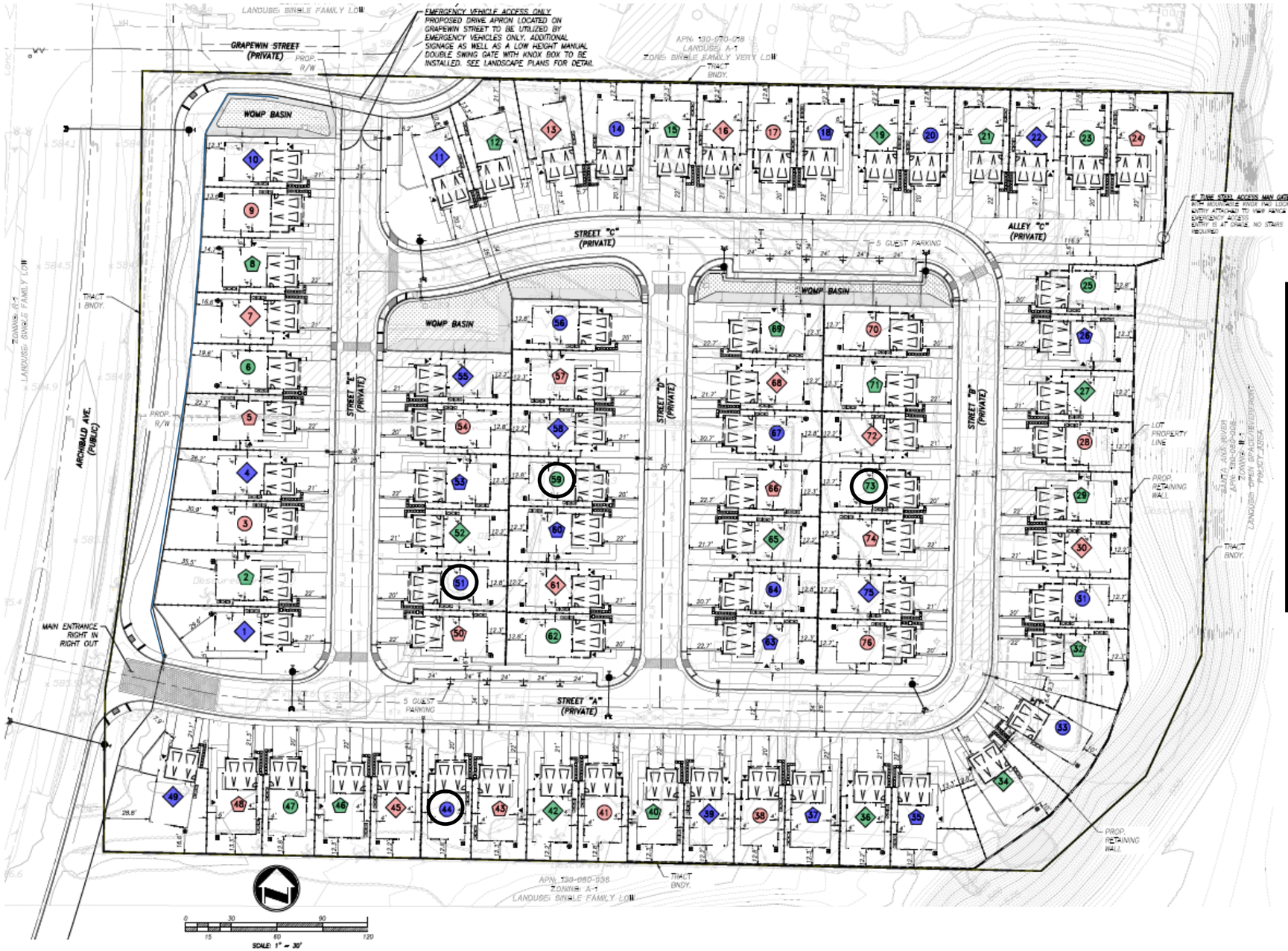
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APPENDIX A
PROJECT SITE PLAN

WARMINGTON RESIDENTIAL

Eastvale – SEC Grapewin & Archibald

SITE PLAN (2/27/25)



LEGEND

ELEVATION LEGEND			
ELEVATION	PLAN 1	PLAN 2	PLAN 3
COTTAGE ELEV. A	●	◆	⬟
FARMHOUSE ELEV. B	●	◆	⬟
MONTEREY ELEV. C	●	◆	⬟

○ **Affordable Unit**

(Plot Plan_12.6.2024 V3)

Michael Baker
INTERNATIONAL

APPENDIX B-1
BIOLOGICAL RESOURCES ASSESSMENT

Biological Resource Assessment for the SEC Archibald and Grapewin Project

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January 2025

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ACRONYMS, ABBREVIATIONS, AND GLOSSARY OF TERMS

BLM	United States Bureau of Land Management
BMPs	Best Management Practices
CDF	California Department of Forestry and Fire Protection
CDFW	California Department of Fish and Wildlife
CESA	California Endangered Species Act
CEQA	California Environmental Quality Act
CNDDB	California Natural Diversity Database
CNPS	California Native Plant Society
Corps	United States Army Corps of Engineers
CRPR	California Rare Plant Rank
CSLS	Carlson Strategic Land Solutions
CWA	Clean Water Act
ESA	Federal Endangered Species Act
FGC	California Fish and Game Code
GIS	Geographic Information System
GPS	Global Positioning System
LBV	Least Bell's Vireo
MBTA	Migratory Bird Treaty Act
MCVII	The Manual of California Vegetation
MMRP	Mitigation, Monitoring, and Reporting Program
MSL	mean sea level
NEPA	National Environmental Protection Act
NHD	National Hydrography Dataset
NPDES	National Pollutant Discharge Elimination System
NPPA	Native Plant Protection Act
NRCS	Natural Resources Conservation Service
NWI	National Wetlands Inventory
OHWM	Ordinary High-Water Mark
Project	SEC Archibald and Grapewin Project
RWQCB	Regional Water Quality Control Board
SAA	Section 1600 Streambed Alteration Agreement
SWPPP	Storm Water Pollution Prevention Plan

U.S.	United States
USFS	United States Forest Service
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
WQC	Section 401 Water Quality Certification

1.0 Introduction

Carlson Strategic Land Solutions (CSLS) prepared this Biological Resource Assessment for the SEC Archibald and Grapewin Residential Project (Project) in the City of Eastvale. The Biological Resource Assessment for the approximately 8-acre Project site and the surrounding 500-feet, collectively known as the "Study Area," incorporates the findings from field surveys for Biological Assessment, Jurisdictional Delineation, Narrow Endemic Plant Surveys, and Burrowing Owl Surveys.

The purpose of this study is to satisfy the requirements of the California Environmental Quality Act (CEQA) and incorporate the findings from the field surveys.

1.1 Purpose and Approach

This report provides a summary of the conditions present during the field surveys, which includes an assessment of the potential presence of sensitive biological resources, an analysis of the potential impacts to those resources due to Project implementation and proposed mitigation. This assessment describes the current biological resources present within the Study Area including habitat communities, jurisdictional waters, and the potential occurrence of listed and special status plant and wildlife species. The potential biological significance of site construction and development in view of federal, state, and local laws and regulations are also identified in this report. The report also recommends, as appropriate, Best Management Practices (BMPs) and avoidance and minimization measures to reduce or avoid potential impacts. While general biological resources are discussed, the focus of this assessment is on those resources considered to be sensitive. This assessment was prepared based upon results of a literature review and field survey.

1.2 Project Terms

The following terms will be used throughout this document and are defined as follows:

- Project site: the approximately 8-acre SEC Archibald and Grapewin Project site.
- Study Area: the area evaluated during the field survey, including the approximately 8-acre Project site and an approximate 500-foot buffer area surrounding the Project site.
- Project Vicinity: intended to be a general term to describe the broader area surrounding the Study Area.

1.3 Project Location

The Study Area is located east of Archibald Street and south of Grapewin Street, within the City of Eastvale in Riverside County, California (Figures 1 through 3). The Study Area is located within the United States Geological Survey (USGS) 7.5-Minute Topographic Map *Corona North* Quadrangle within Section 00, Township 2 South, and Range 7 West.

The Project's Assessor Parcel Numbers (APN) includes 130-070-021, 130-070-015, and 130-080-004.

Access to the Project site is from Grapewin Street, as well as Archibald Street.

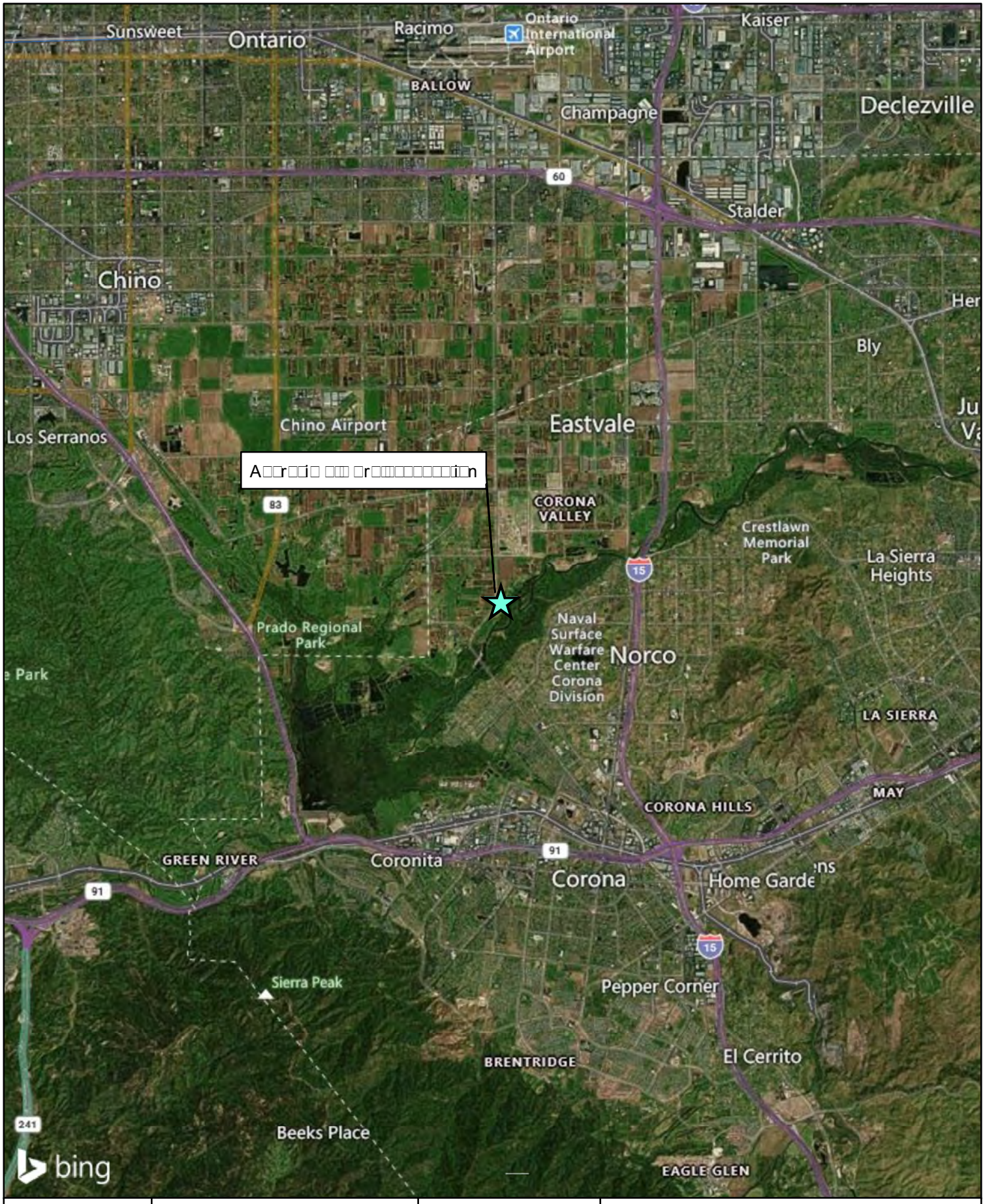
1.4 Existing Conditions

The Project site consists of several developed animal pens for goats, sheep, cattle, etc. The Project site also contains 2 residential units with a pool house, covered horse arena, and stables. Overall, the site includes developed communities and ruderal habitat consisting of non-native species. Located to the east of the Project site is the Santa Ana River. Habitat within the Santa Ana River consists of arundo thickets and southern cottonwood willow riparian forest and open water.

The site is bounded by Vantage Point Church on the south, residential development to the west and north, and the Santa Ana River to the east.

2.0 Project Description

The Project proposes to construct 76 single-family lots, open space lots, water quality basins, and landscape. All development is anticipated to occur on the Project site, and no direct impacts to the Santa Ana River is anticipated. The proposed site plan is shown on Figure 4.



SEC Archibald and Grapewin Project

FIGURE 1



Project Location and Aerial

Source: Bing Maps

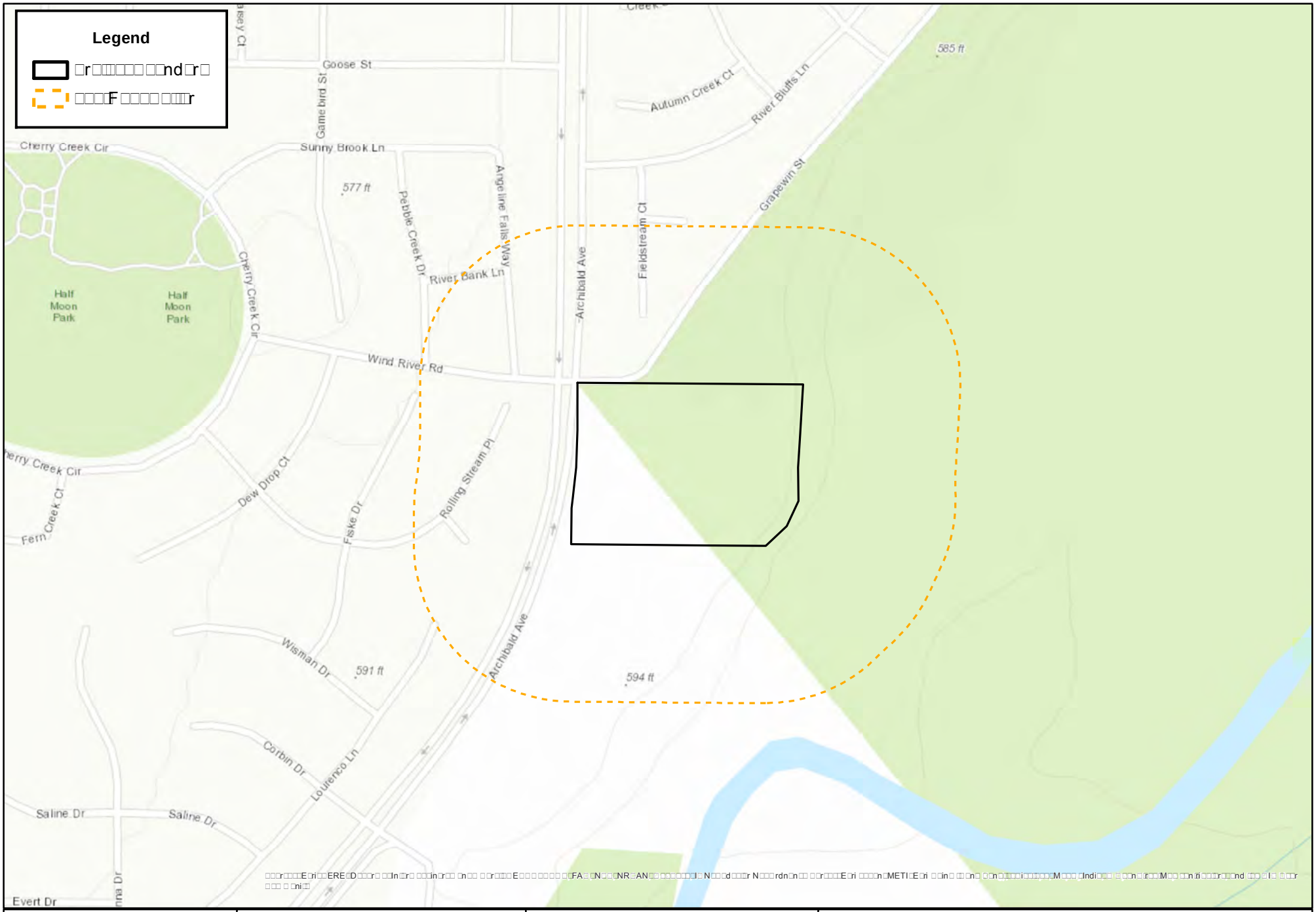
Feet

Data Source: Project Information

SEC Archibald and Grapewin Project

Project Location Map

FIGURE 2



SEC Archibald and Grapewin Project

315

FIGURE 3

IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

VESTING TENTATIVE TRACT MAP 39022
PRELIMINARY GRADING

SCHEDULE "A" SUBDIVISION



0 20 40 80 120 160

SCALE: 1" = 40'

OWNER

ABG GROUP, LLC, A LIMITED LIABILITY COMPANY
APN 130-070-021

ONESIMO CORONEL AND SILVIA CORONEL, TRUSTEES, OR THEIR SUCCESSORS IN INTEREST, OF THE ONESIMO AND SILVIA CORONEL FAMILY TRUST DATED SEPTEMBER 28, 2022, AND ANY AMENDMENTS THERETO
APN 130-070-015 & 130-080-004

APPLICANT

WARMINGTON RESIDENTIAL
3090 PULLMAN STREET
COSTA MESA, CA 92626
CONTACT: GREG OGASEK (PROJECT CONSULTANT)
(714) 434-4355

ENGINEER

adkan ENGINEERS
6879 AIRPORT DRIVE
RIVERSIDE, CA. 92504
951-688-0241

ZONING/LAND USE

EXISTING ZONING:	LIGHT AGRICULTURE, A-1 COMPARE TO R-1 (ONE FAMILY DWELLINGS)
PROPOSED ZONING:	DENSITY BONUS REQUIREMENT
EXISTING LANDUSE:	SINGLE FAMILY LOW, SF-L
PROPOSED LANDUSE:	SINGLE FAMILY LOW, SF-L WITH STATE DENSITY BONUS

PROJECT DENSITY

PROJECT ACREAGE:	8.3 +/- ACRES (GROSS), 7.9 +/- ACRES (NET)
ALLOWABLE DESITY GP	8 DU/AC
NUMBER OF UNITS PER GP	66 UNITS
AFFORDABLE:	5% VERY LOW INCOME
AFFORDABLE UNITS:	4 HOMES (ROUNDED UP)
DENSITY BONUS:	20%
ALLOWABLE UNIT COUNT:	80 UNITS
PROPOSED UNIT COUNT:	76 UNITS
DENSITY (GROSS):	9.16 DU/AC

UTILITIES

ELECTRIC: SOUTHERN CALIFORNIA EDISON (951) 928-8207
GAS: SOUTHERN CALIFORNIA GAS (951) 304-0043
SEWER: JURUPA VALLEY COMMUNITY SERVICE DISTRICT (951) 685-7434
WATER: JURUPA VALLEY COMMUNITY SERVICE DISTRICT (951) 685-7434
TELEPHONE: VOIPO (944) 829-4200, 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

GENERAL NOTES

1. THE PROJECT IS LOCATED WITHIN FLOOD ZONE X BASED ON FEMA FLOOD INSURANCE RATE MAP PANEL 687 OF 3805, RIVERSIDE COUNTY CALIFORNIA.
2. THIS IS A CALIFORNIA DENSITY BONUS LAW PROJECT (SEE SITE SUMMARY TABLE). IT IS ALSO BEING PROCESSED WITH A PRELIMINARY SB 330 APPLICATION
3. PUBLIC STREET IMPROVEMENTS PER CITY OF EASTVALE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
4. THOMAS BROS. MAP BOOK PAGE: 713, GRID A4, 2024 EDITION
5. NO SUBSURFACE SEPTIC DISPOSAL PROPOSED.
6. ALL EXISTING STRUCTURES ON SITE TO BE DEMOLISHED.
7. ARCHIBALD TO BE OPEN TO THE PUBLIC AND IN-TRACT STREETS ARE TO BE PRIVATE.
8. ENTRY AT GRAPEWIN STREET TO BE USED FOR EMERGENCY ACCESS ONLY.
9. SINGLE FAMILY RESIDENTIAL DEVELOPMENT WILL NOT BE GATED.
10. ALL LOTS HAVE 1% MIN. GRADE TOWARDS THE STREET FOR DRAINAGE PURPOSES.
11. THERE ARE NO REMAINING PARCELS.
12. RUNOFF FROM THIS TRACT WILL BE ROUTED INTO THE AN EXISTING RIVERSIDE FLOOD CONTROL STORM DRAIN LINE THAT DISCHARGES INTO THE SANTA ANA RIVER.
13. PROJECT SITE IS NOT WITHIN COMMUNITY SERVICES DISTRICT.
14. THERE IS ONE KNOWN WELL ON THIS PROPERTY. IT WILL BE ABANDONED AND CAPPED.
15. SITE IS SUBJECT TO LIQUEFACTION.
16. ANY OPEN SPACE LOTS TO BE MAINTAINED BY HOME OWNERS ASSOCIATION.
17. PROJECT TO COMPLY WITH SCHEDULE A IMPROVEMENTS PER THE SUBDIVISION MAP ACT.
18. SIDE YARD W/ GATE SETBACK - 4' MIN.
    SIDE YARD W/ NO GATE SETBACK - 4' MIN.
    REAR YARD SETBACK - 10' MIN.
    STREET REAR YARD SETBACK - 5' MIN.
19. PROJECT WALLS AND FENCING WILL BE SHOWN ON THE TENTATIVE TRACT MAP AND CONCEPTUAL GRADE PLAN.
20. THIS PROJECT IS EXEMPT FROM HYDRAULIC CONDITIONS OF CONCERN (H.C.O.C.)
21. THE TENTATIVE TRACT MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER
22. IMPERVIOUS SQUARE FOOTAGE:
    EXIST: 28,769 SF (0.64 AC)
    PROP: 204,934 SF (4.70 AC)

SCHOOL DISTRICTS

CORONA-NORCO UNIFIED SCHOOL DISTRICT
(951) 736-5000

ASSESSORS PARCEL NUMBER

130-070-015, 130-070-021, 130-080-004

EARTHWORK QUANTITIES

CUT: 20,910 CY FILL: 21,790 CY NET: 880 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.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:
THAT PORTION OF LOT "O" OF FULLER RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 16 PAGE(S) 94 TO 97 INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, AND POINT ALSO BEING THE SOUTHEAST CORNER OF LOT "M" OF SAID FULLER RANCHO;
THENCE SOUTH 0° 04' 19" EAST, 623.4 FEET; THENCE SOUTH 40° 45' WEST, 974.3 FEET;
THENCE SOUTH 36° 15' WEST, 772.8 FEET; THENCE NORTH 84° 34' WEST, 192.4 FEET TO A POINT ON THE EAST LINE OF ARCHIBALD AVENUE;
THENCE SOUTH 0° 02' EAST, ALONG SAID EAST LINE OF ARCHIBALD AVENUE 225 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 84° 34' EAST 723.58 FEET;
THENCE SOUTH 0° 58' WEST, 144.9 FEET;
THENCE SOUTH 23° 54' WEST, 81.55 FEET;
THENCE NORTH 84° 34' WEST, 685.24 FEET TO A POINT ON SAID EAST LINE OF ARCHIBALD AVENUE;
THENCE NORTH 0° 02' WEST, ALONG SAID EAST LINE OF ARCHIBALD AVENUE 225 FEET TO THE TRUE POINT OF BEGINNING;
EXCEPT THE WESTERLY 450 FEET THEREOF, THE EASTERLY LINE OF SAID LOT 450 FEET BEING PARALLEL WITH THE EAST LINE OF ARCHIBALD AVENUE.

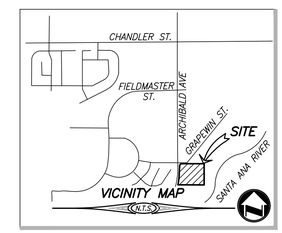
PARCEL 2:
THAT PORTION OF LOT "O" OF FULLER RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 16 PAGE(S) 94 TO 97, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT "M" OF SAID FULLER RANCHO;
THENCE SOUTH 0° 04' 19" EAST, 623.4 FEET; THENCE SOUTH 40° 45' WEST 974.3 FEET;
THENCE SOUTH 36° 15' WEST, 772.8 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 84° 34' EAST, 545.84 FEET;
THENCE SOUTH 3° 51' WEST, 225.4 FEET;
THENCE NORTH 84° 34' WEST, 723.58 FEET TO A POINT ON THE EAST LINE OF ARCHIBALD AVENUE;
THENCE NORTH 0° 02' WEST, ALONG SAID EAST LINE OF ARCHIBALD AVENUE, 225 FEET;
THENCE SOUTH 84° 34' EAST, 192.4 FEET
TO THE TRUE POINT OF BEGINNING; EXCEPT THAT PORTION AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED JUNE 15, 1965 AS INSTRUMENT NO. 64094 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. PARCELS 1 AND 2 ABOVE ARE ALSO SHOWN AS PORTIONS OF LOTS 13 AND 14 OF ASSESSORS MAP NO. 62.

PARCEL 3:
THAT PORTION OF LOT O OF FULLER RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 16, PAGES 94 TO 97, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, SAID POINT BEING THE SOUTHEAST CORNER OF LOT M OF FULLER RANCHO;
THENCE SOUTH 0° 04' 19" EAST, 623.4 FEET;
THENCE SOUTH 40° 45' WEST 974.3 FEET;
THENCE SOUTH 36° 15' WEST, 432.4 FEET;
THENCE CONTINUING SOUTH 36° 15' WEST, 339.9 FEET;
THENCE NORTH 84° 34' WEST, 192.94 FEET TO A POINT ON THE EASTERLY LINE OF ARCHIBALD AVENUE;
THENCE SOUTH 0° 02' EAST ON THE EASTERLY LINE OF ARCHIBALD AVENUE, 514.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.
THENCE SOUTH 84° 34' EAST, 616.92 FEET;
THENCE NORTH 47° 26' EAST, 93.84 FEET TO THE SOUTHEASTERLY CORNER OF THE LAND CONVEYED TO MILLER A. CRANE AND WIFE, BY DEED RECORDED JANUARY 3, 1934 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
THENCE NORTH 84° 34' WEST, 235.25 FEET;
THENCE NORTH 0° 02' WEST 225.00 FEET;
THENCE SOUTH 84° 34' WEST, 450.00 FEET TO THE EASTERLY LINE OF ARCHIBALD AVENUE;
THENCE SOUTH 0° 02' EAST, ALONG SAID EASTERLY LINE OF ARCHIBALD AVENUE, 289.00 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED JANUARY 7, 1965 AS INSTRUMENT NO. 1679 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



LEGEND

TRACT BOUNDARY	PROP. RETAINING WALL	(XX.XX)	EXISTING ELEVATION
R/W	EX. EDGE OF PAVEMENT	XX.XX	PROPOSED ELEVATION
LOT LINE	EX. WATER	C&G	CURB AND GUTTER
CENTERLINE	EX. SEWER	CF	CURB FACE
SETBACK	EX. CURB & GUTTER	CL	CENTER LINE
PROP. CURB & GUTTER	EX. STORM DRAIN	E/P	EDGE OF PAVEMENT
PROP. CURB	PROP. GEO-GRID BLOCK RETAINING WALL	EX.	EXISTING
PROP. WATER	PROP. BLOCK RETAINING WALL	FG	FINISHED GROUND
PROP. SEWER	PROP. STREETLIGHT	FH	FIRE HYDRANT
PROP. STORM DRAIN	PROP. FIRE HYDRANT	FS	FINISH SURFACE
EX. MAJOR CONTOUR		HOA	HOME OWNERS ASSOCIATION
EX. MINOR CONTOUR		MH	MAN HOLE
PROP. MAJOR CONTOUR		N.A.P.	NOT A PART
PROP. MINOR CONTOUR		O.S.	OPEN SPACE
		PE	PAD ELEVATION
		PIP	PROTECT IN PLACE
		PL	PROPERTY LINE
		PROP.	PROPOSED
		R/W	RIGHT OF WAY
		S/W	SIDEWALK
		SF	SQUARE FEET
		SD	STORM DRAIN
		SWR	SEWER
		TBR	TO BE REMOVED
		TC	TOP OF CURB
		TF	TOP OF FOOTING
		W.S.E.	WATER SURFACE ELEVATION
		WTR	WATER
		CMP	CORRUGATED METAL PIPE
		TBR	TO BE REMOVED

BENCHMARK

ELEVATIONS ESTABLISHED BY GPS OBSERVATIONS TO CORS STATION "NOCO" USING ELLIPSOID HEIGHT 615.21' (NAVD88) PUBLISHED BY CSRC. CONVERTED TO ORTHOMETIC HEIGHTS.

SHEET INDEX

SHEET 1:	TITLE SHEET & CONCEPTUAL GRADING
SHEET 2:	SECTION INDEX MAP & BOUNDARY SECTIONS
SHEET 3:	BOUNDARY SECTIONS, TYPICAL STREETS & DETAILS

REVISIONS	
DELTA	DESCRIPTION

TENTATIVE TRACT MAP NO. 39022
PRELIMINARY GRADING
PREPARATION DATE: JULY 2024

adkan ENGINEERS
Civil Engineering · Surveying · Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 · Fax:(951) 688-0599

FILE LOCATION: U:\PROJECTS\WARMINGTON\0627\ENGINEERING\CONCEPTUAL GRADE\0627 CSCI.DWG

PLOT DATE: 8/30/2024

3.0 Regulatory Context

The following is a list of the key local, state, and federal laws and regulations that apply to protecting plant communities, plants, wildlife, and water quality from project impacts relevant to the Project.

3.1 Federal Laws and Regulations

3.1.1 Federal Endangered Species Act

The Federal Endangered Species Act (ESA) of 1973 defines an endangered species as "any species which is in danger of extinction throughout all or a significant portion of its range." A threatened species is defined as "any species which is likely to become an Endangered species within the foreseeable future throughout all or a significant portion of its range." Under provisions of Section 9(a)(1)(B) of the ESA, unless properly permitted, it is unlawful to "take" any listed species. "Take" is defined in Section 3(18) of ESA: "...harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct." Further, the US Fish and Wildlife Service (USFWS), through regulation, has interpreted the terms "harm" and "harass" to include certain types of habitat modification as forms of "take." These interpretations, however, are generally considered and applied on a case-by-case basis and often vary from species to species. In a case where a property owner seeks permission from a federal agency for an action which could affect a federally listed plant or animal species, the property owner and agency are required to consult with USFWS pursuant to Section 7 of the ESA if there is a federal nexus, or pursuant to Section 10 of the ESA. Section 9(a)(2)(b) of the ESA addresses the protections afforded to listed plants. All references to federally-protected species in this biological assessment include the most current published status or candidate category to which each species has been assigned by USFWS.

3.1.2 Migratory Bird Treaty Act (MBTA)

The Migratory Bird Treaty Act (MBTA) protects individuals as well as any part, nest, or eggs of any bird listed as migratory. In practice, Federal permits issued for activities that potentially impact migratory birds typically have conditions that require pre-disturbance surveys for nesting birds. In the event nesting is observed, a buffer area with a specified radius must be established, within which no disturbance or intrusion is allowed until the young have fledged and left the nest, or it has been determined that the nest has failed. If not otherwise specified in the permit, the size of the buffer area varies with species and local circumstances (e.g., presence of busy roads, intervening topography, etc.), and is based on the professional judgment of a monitoring biologist. A list of migratory bird species protected under the MBTA is published by USFWS.

3.1.3 Federal Clean Water Act (CWA)

The Clean Water Act (CWA), Section 401 provides guidance for the restoration and maintenance of the chemical, physical, and biological integrity of the nation's waters.

Section 401 requires a project operator to obtain a federal license or permit that allows activities resulting in a discharge to waters of the United States to obtain state certification, thereby ensuring that the discharge will comply with provisions of the CWA. The Regional Water Quality Control Board administers the certification program in California. Section 404 establishes a permit program administered by the United States Army Corps of Engineers (Corps) that regulates the discharge of dredged or fill material into waters of the United States, including wetlands. The Corps implementing regulations are found at 33 CFR 320 and 330. Guidelines for implementation are referred to as the Section 404(b)(1) Guidelines, which were developed by the United States Environmental Protection Agency in conjunction with Corps (40 CFR 230). The guidelines allow the discharge of dredged or fill material into the aquatic system only if there are no practicable alternatives that would have less adverse impacts.

3.1.4 Waters of the United States and Wetlands

Aquatic resources, including riparian areas, wetlands, and certain aquatic vegetation communities, are considered sensitive biological resources and fall under the jurisdiction of several regulatory agencies. The Corps exerts jurisdiction over waters of the United States, including all waters that are subject to the ebb and flow of the tide; wetlands and other waters such as lakes, rivers, streams (including intermittent or ephemeral streams), mudflats, sandflats, sloughs, prairie potholes, vernal pools, wet meadows, playa lakes, or natural ponds; and tributaries of the above features. The extent of waters of the United States is generally defined as the portion that falls within the limits of the Ordinary High-Water Mark (OHWM). The OHWM is defined as the "line on the shore established by the fluctuation of water and indicated by physical characteristics such as a 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."

The definition of waters of the United States has undergone several iterations, including a much more streamlined definition which was published and formally adopted in April 2020. However, in August 2021, the April 2020 Navigable Waters definition was challenged in the case *Pascua Yaqui Tribe v. Environmental Protection Agency*. In light of this case and subsequent order from US District Court for the District of Arizona, the U.S. Environmental Protection Agency (EPA) and Corps have halted implementation of the Navigable Waters Protection Rule from 2020 and are interpreting "waters of the United States" consistent with the pre-2015 regulatory regime. Then in March 2023 following a Supreme Court decision, the rule was once again changed and finalized to codify the pre-2015 definition with some revisions to the definition of waters of the United States and wetlands. On August 29, 2023 the EPA and Corps issued a final rule to amend the prior definition of waters of the United States. The final rule conforms with the definition of waters of the United States to the US Supreme Court's May 25, 2023 decision in the case *Sackett v. Environmental Protection Agency*. As a result of the case, key aspects of the regulatory text have been amended to conform to the Court's

decision, which revised the definitions of waters of the United States and became effective on September 8, 2023.

The September 2023 ruling codified the term (a) waters of the United States to mean:

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;
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 that are relatively permanent, standing or continuously flowing bodies of water;
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) of this section and with a continuous surface connection to those waters;
   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 not identified in paragraphs (a)(1) through (4) of this section 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) of this section.
6. 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.

Wetlands, including swamps, bogs, seasonal wetlands, seeps, marshes, and similar areas, are defined by Corps as "those areas that are inundated or saturated by surface

or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions" (33 CFR 328.3[a]; 40 CFR 230.3[t]). Indicators of three wetland parameters (i.e., hydric soils, hydrophytic vegetation, and wetlands hydrology), as determined by field investigation, must be present and, as outlined within the March 2023 ruling, have adjacency with relative permanent, standing or continuously flowing bodies of water with continuous connection to Waters of the US. Wetlands must meet the parameters as outlined above classified as a wetland by Corps.

It is important to note that the RWQCB definition of wetland was redefined, and the new definition went into effect May 28, 2020. The definition of a wetland is as follows: An area is wetland if, under normal circumstances, (1) the area has continuous or recurrent saturation of the upper substrate caused by groundwater, or shallow surface water, or both; (2) the duration of such saturation is sufficient to cause anaerobic conditions in the upper substrate; and (3) the area's vegetation is dominated by hydrophytes, or the area lacks vegetation. This RWQCB modified three-parameter definition is similar to the federal definition in that it identifies three wetland characteristics that determine the presence of a wetland: wetland hydrology, hydric soils, and hydrophytic vegetation. Unlike the federal definition, however, the RWQCB wetland definition allows for the presence of hydric substrates as a criterion for wetland identification (not just wetland soils) and wetland hydrology for an area devoid of vegetation (less than 5% cover) to be considered a wetland.

Examples of waters that would be considered wetlands by the RWQCB definition, but not by the federal wetland definition, are non-vegetated wetlands, or wetlands characterized by exposed bare substrates like mudflats and playas, as long as they meet the three-parameters as described in the RWQCB definition. It is important to note that while the Corps may not designate a feature as a wetland, that feature could be considered a special aquatic site or other water of the U.S. by the Corps and potentially subject to Corps' jurisdiction.

3.2 California State Laws and Regulations

3.2.1 California Endangered Species Act (CESA)

The California Endangered Species Act (CESA) establishes the policy of the state to conserve, protect, restore, and enhance threatened or endangered species and their habitats. The CESA mandates that state agencies should not approve projects that would jeopardize the continued existence of threatened or endangered species if reasonable and prudent alternatives are available that would avoid jeopardy. There are no state agency consultation procedures under the CESA. For projects that would affect a listed species under both the CESA and the ESA, compliance with the ESA would satisfy the CESA if California Department of Fish and Wildlife (CDFW) determines that the federal incidental take authorization is "consistent" with the CESA under California Fish and Game Code (FGC) Section 2080.1. For projects that would result in take of a

species listed under the CESA only, the project operator would have to apply for a take permit under Section 2081(b).

3.2.2 California Fish and Game Code Section 1600-1616

Section 1602 of the California Fish and Game Code requires notifying CDFW prior to any project activity that might (1) substantially divert or obstruct the natural flow of any river, stream, or lake; (2) substantially change or use any material from the bed, channel, or bank of any river, stream, or lake; or (3) deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake. If, after this notification, the CDFW determines that the activity may substantially adversely affect fish and wildlife resources, a Lake or Streambed Alteration Agreement will need to be obtained. CDFW may then place conditions in the Section 1602 Streambed Alteration Agreement to avoid, minimize, and mitigate any potentially significant adverse impacts within CDFW jurisdictional limits.

3.2.3 California Fully Protected Species

California fully protected species are described in Sections 3511, 4700, 5050, and 5515 of the California Fish and Game Code. These statutes prohibit take or possession of fully protected species. CDFW is unable to authorize incidental take of fully protected species when activities are proposed in areas inhabited by those species.

3.2.4 Protection of Birds

Section 3503.5 of the California Fish and Game Code states that it is "unlawful to take, possess, or destroy any birds in the order 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." Activities that result in the abandonment of an active bird of prey nest may also be considered in violation of this code. In addition, California Fish and Game Code, Section 3511 prohibits the taking of any bird listed as fully protected, and California Fish and Game Code, Section 3515 states that is it unlawful to take any non-game migratory bird protected under the MBTA.

3.2.5 Porter-Cologne Water Quality Act – California Code, Division 7

The RWQCB also has jurisdiction over waters deemed "isolated" or not subject to Section 404 jurisdiction under the Solid Waste Agency of Northern Cook County v. Corps decision. Dredging, filling, or excavation of isolated waters constitutes a discharge of waste to waters of the state and prospective dischargers are required to obtain authorization through an Order of Waste Discharge or waiver thereof from the RWQCB and comply with other requirements of Porter-Cologne Act.

Under Section 401 of the CWA, the local RWQCB (for this Project, the Santa Ana RWQCB) must certify that actions receiving authorization under Section 404 of the CWA also meet state water quality standards. The RWQCB requires projects to avoid impacts to wetlands if feasible and requires that projects do not result in a net loss of wetland

acreage or a net loss of wetland function and values. Compensatory mitigation for impacts to wetlands and/or waters of the state is required.

3.2.6 California Native Plant Protection Act

The California Native Plant Protection Act (NPAA) (California Fish and Game Code §§ 1900–1913) requires all State agencies to use their authority to carry out programs to conserve Endangered and Rare native plants. The NPAA gives the CDFW the regulatory authority to designate native plants as "Endangered" or "Rare" and prohibits the take of such plants with certain exceptions.

Provisions of the NPPA prohibit the taking of listed plants from the wild and require notification of CDFW at least 10 days in advance of any change in land use. This allows CDFW to salvage listed plant species that would otherwise be destroyed. The project operator is required to conduct botanical inventories and consult with CDFW during project planning to comply with the provisions of this act and sections of CEQA that apply to rare or endangered plants.

3.2.7 Sensitive Plant Communities

Sensitive plant communities include those habitat types considered sensitive by resource agencies, namely CDFW, due to their scarcity and/or their ability to support State and Federally listed Endangered, Threatened, and Rare vascular plants, as well as several sensitive bird and reptile species. CDFW maintains a natural plant community list, the List of California Terrestrial Natural Communities. Sensitive natural communities (also referred to by CDFW as 'rare', 'special-status', or 'special concern') are identified on the list by an asterisk and are considered high priority vegetation types (CDFW 2003; CDFW 2000).

3.2.8 California Native Plant Society

The California Native Plant Society (CNPS) is a private plant conservation organization dedicated to the monitoring and protection of sensitive species in California. CNPS has compiled an inventory comprised of the information focusing on geographic distribution and qualitative characterization of Rare, Threatened, or Endangered vascular plant species of California. The list serves as the candidate list for Threatened and Endangered by CDFW. CNPS has developed five categories of rarity, of which Ranks 1A, 1B, and 2 are particularly considered sensitive.

Sensitive species that occur or potentially could occur within the Study Area are based on one or more of the following: (1) the direct observation of the species within the Study Area during any field surveys; (2) a record reported in the CNDDB; and (3) the Study Area is within known distribution of a species and contains appropriate habitat.

3.3 Regulatory Permits

This report is prepared pursuant to and in support of CEQA, and any applicable regulatory permit applications, including the CDFW SAA, RWQCB Section 401 WQC or

Wastewater Discharge Report (WDR), Corps Section 404 permit, and USFWS Section 7 Biological Opinion.

3.4 Local Sensitive Resource Protection and Classifications

3.4.1 Western Riverside Multiple Species Habitat Conservation Plan

The Project site is located within the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP). The MSHCP is a comprehensive plan that includes portions of the County of Riverside and numerous cities. The MSHCP plans for conservation of 146 species and proposes a reserve system of approximately 500,000 acres. The MSHCP is intended to contribute to the economic viability of the County of Riverside by providing landowners, developers, and public infrastructure projects a streamlined regulatory process.

The Western Riverside County Regional Conservation Authority MSHCP Information Application website was reviewed to verify any overlays that may occur on the Project site. Regardless of other overlays, MSHCP Section 6.1.2, *Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools*, is applicable to all projects within the MSHCP and describes the process through which protection of riparian/riverine areas, and vernal pools will occur within the MSHCP Area. Protection of these resources is important for a number of MSHCP conservation objectives. An assessment of a Project's potentially significant effects on riparian/riverine areas and vernal pools is required. Guidelines for determining whether or not these resources exist on site are described as follows:

- Riparian/Riverine Areas include "lands which contain habitat dominated by trees, shrubs, persistent emergent, or emergent mosses and lichens which occur close to, or which depend upon soil moisture from a nearby fresh water source or areas with fresh water flow during all or a portion of the year." Riparian/riverine areas under the MSHCP also include drainage areas that are vegetated or have upland (non-riparian/riverine) vegetation and that drain directly into an area that is described for conservation under the MSHCP (or areas already conserved).

- Vernal Pools are described by the MSHCP as "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."

  With the exception of wetlands created for the purpose of providing wetlands Habitat or resulting from human actions to create open waters or from the alteration of natural stream courses, areas demonstrating characteristics as described above which are artificially created are not included in these definitions.

4.0 Survey and Methods

Preparation for this biological assessment began with a review of relevant available literature and review of any prior biological documentation for the Study Area. This effort was followed by onsite field surveys to assess the existing habitat, map any onsite sensitive plant communities and jurisdictional waters, and determine whether special status plant and wildlife species occur or potentially occur within the Study Area.

4.1 Literature Review

The assessment began with a review of relevant available literature on the biological resources within the Study Area and Project Vicinity.

4.1.1 Sensitive Plant Communities

Sensitive plant communities (sensitive habitats) are of limited distribution statewide or within a county or region and are often vulnerable to environmental effects of projects. Sensitive habitats are often threatened with local extirpation and are therefore considered valuable biological resources. Plant communities are considered "sensitive" by the CNPS and CDFW if they meet any of the criteria listed below.

- The habitat is recognized and considered sensitive by CDFW, USFWS, and/or special interest groups such as CNPS.
- The habitat is under the jurisdiction of the Corps pursuant to Section 404 of the CWA.
- The habitat is under the jurisdiction of the CDFW pursuant to Sections 1600 through 1612 of the California Fish and Game Code.
- The habitat is known or believed to be of high priority for inventory in the California Natural Diversity Database (CNDDB).
- The habitat is considered regionally rare.
- The habitat has undergone a large-scale reduction due to increased encroachment and development.
- The habitat supports special status plant and/or wildlife species (defined below).
- The habitat functions as an important corridor for wildlife movement.

4.1.2 Critical Habitat

Under the ESA, the federal government is required to designate "critical habitat" for any species it lists under the ESA. Federal agencies are prohibited from authorizing, funding or carrying out actions that "destroy or adversely modify" critical habitats. Section 3 of the ESA defines critical habitat as:

- The specific areas within the geographic area occupied by a species, at the time it is listed in accordance with the ESA, on which are found those physical or biological features essential to the conservation of the species and that may require special management considerations or protection.

- The specific areas outside the geographic area occupied by a species at the time it is listed, upon a determination that such areas are essential for the conservation of the species.

"Conservation" means the use of all methods and procedures that are necessary to bring an endangered or a threatened species to the point at which listing under the ESA is no longer necessary. Critical habitat receives protection under Section 7(a)(2) of the ESA through the prohibition against destruction or adverse modification of critical habitat with regard to actions carried out, funded, or authorized by a federal agency. Section 7(a)(2) also requires conferences on federal actions that are likely to result in the destruction or adverse modification of proposed critical habitat.

The USFWS's online service for information regarding Threatened and Endangered Species Final Critical Habitat designation within California was reviewed to determine if the Study Area is within any species designated Critical Habitat (USFWS 2022a). The USFWS regulatory mapping process for the designation of critical habitat is broad-based mapping exercise of areas that may or may not include constituent elements of the critical habitat designation. Due to this approach in mapping, large areas are designated as critical habitat regardless of the existing habitat, and as a result may include developed areas, such as buildings, roads, hardscape, and other such facilities, as well as natural habitats.

The constituent elements of the critical habitat designation consider the physical and biological features needed for life processes and successful reproduction of the listed species, including:

- Space for individual and population growth for normal behavior;
- Habitat cover or shelter;
- Food, water, or other nutritional or physiological requirements;
- Sites for breeding and rearing offspring; and
- Habitat that is protected from disturbance or is representative of the historical geographic and ecological distribution of a species.

4.1.3 Special Status Plants and Wildlife

Species of plants and animals are afforded "special status" by federal agencies, state agencies, and/or non-governmental organizations because of their recognized rarity, potential vulnerability to extinction, and local importance. These species typically have a limited geographic range and/or limited habitat and are referred to collectively as "special status" species. Plant and wildlife species are considered "special status" species if they meet any of the following criteria.

- Taxa with official status under ESA, CESA, and/or the NPPA.
- Taxa proposed for listing under ESA and/or CESA.

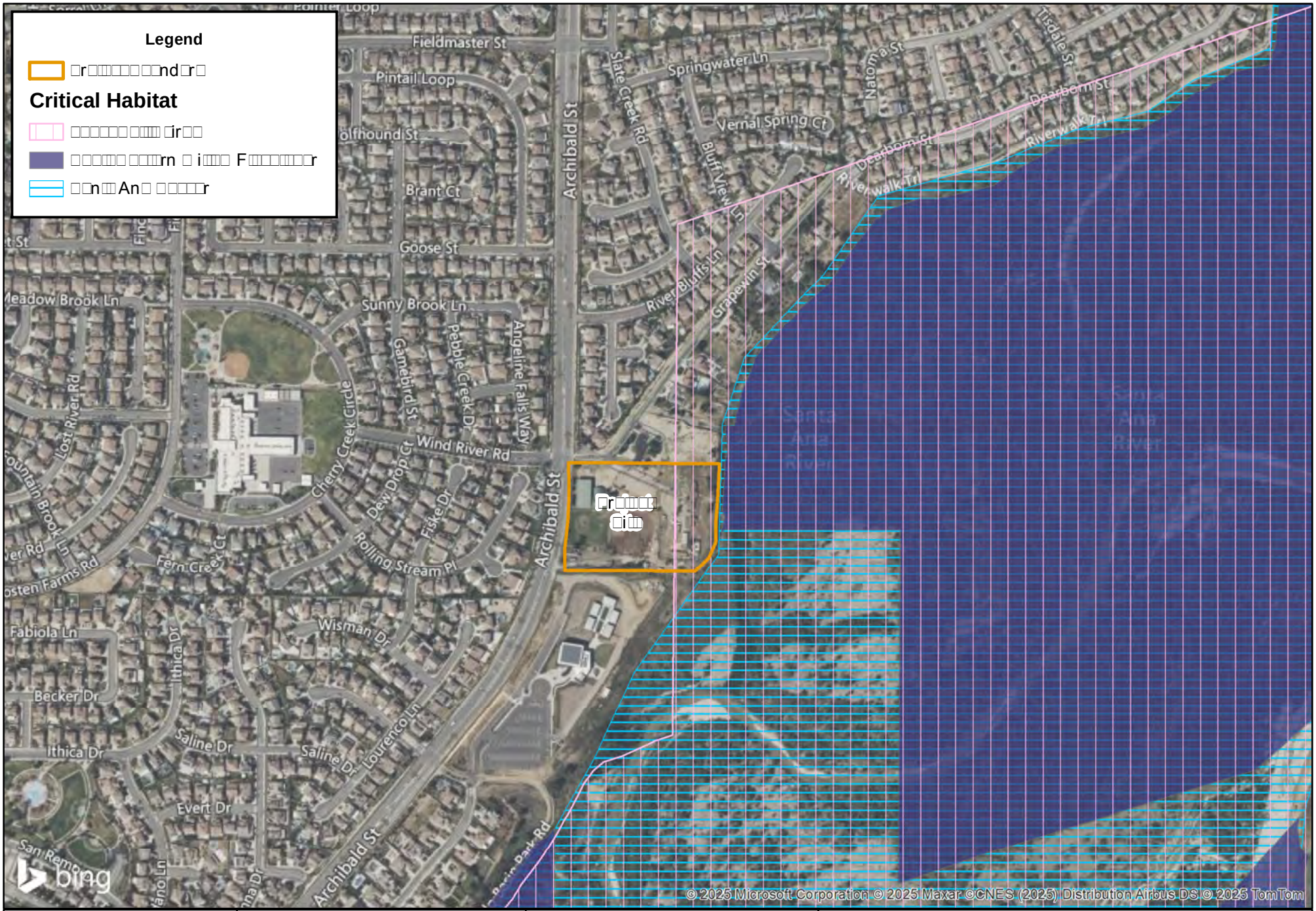
- Taxa designated a species of special concern by CDFW.
- Taxa designated a state fully protected species by CDFW.
- Taxa identified as sensitive, unique or rare, by the USFWS, CDFW, the United States Forest Service (USFS), the United States Bureau of Land Management (BLM), and/or the California Department of Forestry and Fire Protection (CDF).
- Plants that meet the definition of rare or endangered under CEQA §15380(b) and (d). Species that may meet the definition of rare or endangered include the following:
    - Species considered by CNPS and CDFW to be "rare, threatened or endangered in California" (California Rare Plant Rank [CRPR] 1A, 1B and 2) (CNPS 2024). A majority of the CRPR 3 and CRPR 4 plant species generally do not qualify for protection under CESA and NPPA.
    - Species that may warrant consideration on the basis of local significance or recent biological information.
    - Some species included on the CNDDB Special Plants, Bryophytes, and Lichens List (CDFW 2024g).
- Considered a locally significant species, that is, a species that is not rare from a statewide perspective but is rare or uncommon in a local context such as within a county or region (CEQA §15125 (c)) or is so designated in local or regional plans, policies, or ordinances (CEQA Guidelines, Appendix G). Examples include a species at the outer limits of its known range or a species occurring on an uncommon soil type.

Available literature and databases were reviewed regarding sensitive habitats and special status plant and wildlife species. Special status plant and wildlife species that have the potential to occur within the immediate region of the Study Area were identified. Several agencies, including the USFWS, CDFW, and CNPS publish lists of particular taxa (species and subspecies) and the associated level of protection or concern associated with each. Reviewed and consulted literature and databases focused on the Study Area, and included the following sources listed below:

- The CNDDB, a CDFW species account database that inventories status and locations of rare plants and wildlife in California, was used to identify any sensitive plant communities and special status plants and wildlife that may exist within a two-mile radius of the Project site. A CNDDB search was performed by assessing a two-mile radius around the Study Area (CDFW 2024f). In addition, the USGS 7.5-Minute Topographic Map *Corona North* and the surrounding eight quadrangles (Guasti, Fontana, Riverside West, Corona South, Black Star Canyon, Prado Sam, and Ontario) were also reviewer to further provided information regarding the distribution and habitats of special status wildlife in the Project Vicinity. CNDDB records are generally used as a starting point when determining what special status species, if any, may occur in a particular area. However, these records may be old, lack data not yet entered, and do not represent all the special status species that could be in that particular area.

- A map of USFWS critical habitat to determine species with critical habitat mapped in the general vicinity of the Project (Figure 5) (USFWS 2024a).
- Online CNPS Inventory of Rare and Endangered Plants of California (CNPS 2024). A search for the USGS 7.5-Minute Topographic Map *Corona North* and the surrounding eight quadrangles (Guasti, Fontana, Riverside West, Corona South, Black Star Canyon, Prado Sam, and Ontario) provided information regarding the distribution and habitats of special status vascular plants in the Project Vicinity.
- Online USFWS Information for Planning and Consultation (IPaC) tool was queried for any sensitive plant and animals to have potential to occur onsite.
- Pertinent maps, scientific literature, websites, and regional flora and fauna field guides.

The literature review was used as a resource to better understand the biological resources potentially occurring within the Study Area. Although the inventory list of special status plant and wildlife species was not exhaustive of all species that might occur on the property, it provides a wide range of species that are representative of the wildland habitats in the area. Species occurrence and distribution information is based on documented occurrences where surveys have taken place for individual projects; therefore, a lack of documented occurrence does not necessarily indicate that a given species is absent from the Study Area.



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FIGURE 5

4.2 Biological Survey

4.2.1 General Biological Survey

Plant species were identified using plant field and taxonomical guides, such as The Jepson Manual: Vascular Plants of California, second edition (Baldwin et al. 2012). Vegetation communities were characterized utilizing vegetation alliances in accordance with the Manual of California Vegetation, Second Edition (MCVII) (Sawyer et al. 2009). Where necessary, deviations were made on best professional judgment when areas did not fit into a specific habitat description provided by MCVII. Plant communities were mapped in the field directly onto a 200-scale (1" = 200') aerial photograph and a Trimble R1 GNSS Receiver paired with the ARC Geographical Information System (ARCGIS) Collector Application was utilized during the survey. All plant species encountered during the field survey were identified and recorded in field notes. Information regarding the presence of suitable habitat and soils to support the species, known records or occurrence within the area, and known distribution and elevation range obtained from the relevant literature was used to determine presence or absence of sensitive species.

The biologist paid special attention to those habitat areas that had the potential to provide suitable habitat for special status plant and wildlife species. Aerial photographs and maps were used to assist in the delineation of plant community boundaries. Following field mapping, the plant communities were digitized, and the vegetation map was created.

General wildlife surveys were conducted on foot and with binoculars within the Study Area. All wildlife species encountered visually or audibly during the field survey were identified and recorded in field notes. Biologists also recorded signs of wildlife species including animal tracks, burrows, nests, scat, and remains. Binoculars were used to aid in the identification of observed wildlife. Wildlife field guides and photographs were used to assist with identification of wildlife species during the field survey, as necessary. Photographs were taken to document existing conditions within the Study Area (Appendix A).

4.2.2 Regional Connectivity/Wildlife Movement

Wildlife corridors link together areas of suitable habitat that are otherwise separated by rugged terrain, changes in vegetation, or human disturbance. The fragmentation of open space areas by urbanization creates isolated "islands" of wildlife habitat. In the absence of habitat linkages that allow movement to adjoining open space areas, various studies have concluded that some wildlife species, especially the larger and more mobile mammals, would not likely persist over time in fragmented or isolated habitat areas because they prohibit the infusion of new individuals and genetic information (MacArthur and Wilson 1967, Soule 1987, Harris and Gallager 1989). Corridors effectively act as links between different populations of a species. A group of smaller populations (termed "demes") linked together via a system of corridors is termed a

"meta-population." The long-term health of each deme within the meta-population is dependent upon its size and the frequency of interchange of individuals (immigration versus emigration). The smaller the deme, the more important immigration becomes, because prolonged inbreeding with the same individuals can reduce genetic variability. Immigrant individuals that move into the deme from adjoining demes mate with individuals and supply that deme with new genes and gene combinations that increases overall genetic diversity. An increase in a population's genetic variability is generally associated with an increase in a population's health.

Corridors mitigate the effects of habitat fragmentation by:

- Allowing animals to move between remaining habitats, which allows depleted populations to be replenished and promotes genetic diversity.
- Providing escape routes from fire, predators, and human disturbances, thus reducing the risk that catastrophic events (such as fires or disease) will result in population or local species extinction.
- Serving as travel routes for individual animals as they move within their home ranges in search of food, water, mates, and other needs (Fahrig and Merriam 1985, Simberloff and Cox 1987, Harris and Gallagher 1989).

Wildlife movement activities usually fall into one of three movement categories:

- Dispersal (e.g., juvenile animals from natal areas, individuals extending range distributions).
- Seasonal migration.
- Movements related to home range activities (foraging for food or water, defending territories, searching for mates, breeding areas, or cover).

A number of terms have been used in various wildlife movement studies, such as "wildlife corridor," "travel route," "habitat linkage," and "wildlife crossing" to refer to areas in which wildlife moves from one area to another. To clarify the meaning of these terms and facilitate the discussion on wildlife movement in this study, these terms are defined as follows:

- Travel route: a landscape feature (such as a ridge line, drainage, canyon, or riparian strip) within a larger natural habitat area that is used frequently by animals to facilitate movement and provide access to necessary resources (e.g., water, food, cover, den sites). The travel route is generally preferred because it provides the least amount of topographic resistance in moving from one area to another; it contains adequate food, water, and/or cover while moving between habitat areas; and provides a relatively direct link between target habitat areas.

- Wildlife corridor: a piece of habitat, usually linear in nature, which connects two or more habitat patches that would otherwise be fragmented or isolated from

one another. Wildlife corridors are usually bounded by urban land areas or other areas unsuitable for wildlife. The corridor generally contains suitable cover, food, and/or water to support species and facilitate movement while in the corridor. Larger, landscape-level corridors (often referred to as "habitat or landscape linkages") can provide both transitory and resident habitat for a variety of species.

- Wildlife crossing: a small, narrow area, relatively short in length and generally constricted in nature, which allows wildlife to pass under or through an obstacle or barrier that otherwise hinders or prevents movement. Crossings are typically manmade and include culverts, underpasses, drainage pipes, and tunnels to provide access across or under roads, highways, pipelines, or other physical obstacles. These are often "choke points" along a movement corridor.

4.3 MSHCP

The Project is not located within MSHCP survey areas for Criteria Area Plant Species, Amphibians, Mammals, or Special Linkage Areas. The Project site was assessed for MSHCP Section 6.1.2 Riparian and Riverine Areas and associated species, MSHCP Section 6.1.3 Narrow Endemic Plant, and Section 6.3.2 Species Survey Requirements for the western burrowing owl (*Athene cunicularia hypugaea* [BUOW]) habitat (Figure 6).

4.3.1 Section 6.1.2 Riparian/Riverine Areas and Vernal Pools

Volume I, Section 6.1.2 of the MSHCP describes the process through which protection of riparian/riverine areas and vernal pools would occur within the MSHCP Plan Area. The purpose is to ensure that the biological functions and values of these areas throughout the MSHCP Conservation Area are maintained. The MSHCP requires that as projects are proposed within the overall Plan Area, the effect of those projects on riparian/riverine areas and vernal pools must be addressed. The Study Area was evaluated for the presence/absence of MSHCP riparian/riverine areas and vernal pools. With respect to riparian habitat, the Study Area was evaluated for the potential habitat to support the special status species including the least Bell's vireo (*Vireo bellii pusillus*), southwestern willow flycatcher (*Empidonax traillii traillii*), the western yellow-billed cuckoo (*Coccyzus americanus occidentalis*), listed fairy shrimp, and other species identified in Section 6.1.2 of the MSHCP.

The Project site was evaluated to determine the limits of MSHCP riparian/riverine areas and vernal pools. Suspected areas were field checked for the presence of definable channels and/or wetland vegetation, soils and hydrology. Any MSHCP feature limits were recorded onto a 200-scale (1" = 200') color aerial photograph and a GPS unit paired with the ARCGIS Collector Application.

4.3.2 MSHCP Section 6.1.3 Narrow Endemic Plant

The Project site falls within Narrow Endemic Plants (Survey Area Number 7). The CNDDB and MSHCP were reviewed to determine known occurrences of special- status plants in the region. Based on this information, a list of target plants (including their suitable habitats and soil) was developed and incorporated into a survey program to achieve the following goals: (1) characterize the vegetation associations and land use; (2) prepare a detailed floral compendium; and (3) document the distribution and abundance of any special-status plant species within the Project site.

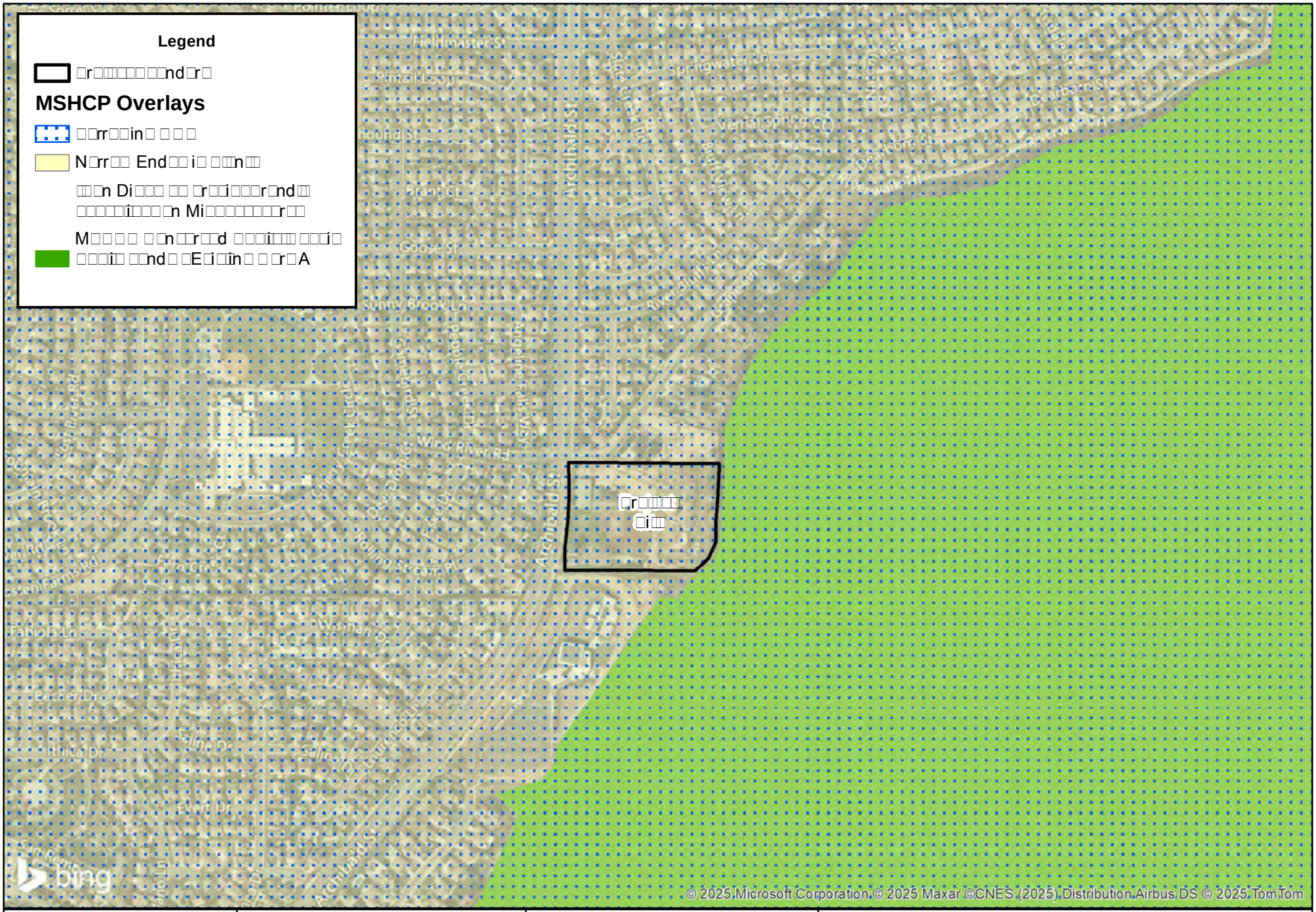
General surveys were conducted to identify potential sensitive plant habitats, and to establish the accuracy of the data identified from the literature review and previous biological assessment and search. An aerial photograph and topographic map were used to determine the community types and other physical features that may support sensitive species or communities within the Project site and surrounding buffer area. The reconnaissance surveys also considered the guidelines adopted by CNPS and CDFW (Nelson 1984, CNPS 2001).

Where potentially suitable habitat was present, focused plant surveys included those MSCHP Covered Species identified by the NEPSSA Survey Area Number 7. For any locations with positive survey results, the MSHCP requires that 90 percent of those portions of the property that provide for long-term conservation value for the identified species shall be avoided until it is demonstrated that conservation goals for the particular species are met. Findings of equivalency shall be made demonstrating that the 90-percent standard has been met.

4.3.3 Section 6.3.2 Burrowing Owl Habitat Assessment

Prior to the field survey, available literature and databases including the CNDDB, were reviewed to identify sensitive habitats and special status wildlife species, including BUOW in the vicinity of the Study Area. Consistent with the MSHCP Survey Instructions, pedestrian survey transects within the Project site were spaced approximately 10 to 15 meters apart to allow 100 percent visual coverage of the ground surface.

Consistent with the MSHCP guidelines and where feasible, CSLS biologists walked the perimeter of the property, which consists of a 150-meter (approximately 500 feet) buffer zone around the Project boundary. Parcels of land that could not be accessed (e.g. private property) were viewed using binoculars from vantage points to survey for BUOW activity or signs thereof, as well as other nesting bird activity.



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FIGURE 6

4.4 Jurisdictional Waters

The following sources were reviewed to determine the potential presence or absence of jurisdictional streams/drainages, wetlands, and their location within the watersheds associated with the Study Area, and other features that might contribute to federal or state jurisdictional authority located within watersheds associated with the Study Area:

- National Wetlands Inventory (NWI) maps (USFWS 2024c). The NWI database indicates potential wetland areas based on changes in vegetation patterns as observed from satellite imagery. This database is used as a preliminary indicator of wetland habitats because the satellite data are not precise.
- Title 33 Code of Federal Register (CFR): Navigation and Navigable Waters Part 328
- USGS National Hydrography Dataset (NHD). Provides the locations of "blue-line" streams as mapped on 7.5-Minute Topographic Map coverage.
- Aerial Imagery (Google Earth©) (Google 2024).
- USGS 7.5-Minute Topographic Maps.
- Natural Resource Conservation Service (NRCS) Soil Survey.

All depressions and drainages were evaluated for the presence of jurisdictional waters and wetlands according to the Corps, RWQCB, and CDFW delineation guidelines, including connectivity or lack of connectivity to Traditional Navigable Waters. Dominant vegetation within and adjacent to the jurisdictional features within the Study Area was identified and recorded.

The Corps and the RWQCB have jurisdiction over Waters of the United States. Jurisdictional non-wetland features for the Waters of the United States are typically determined through the observation of an Ordinary High Water Mark (OHWM), which is defined as the "line on the shore established by the fluctuation of water and indicated by physical characteristics such as a 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." Projects with impacts to Waters of the United States are regulated under Sections 401 and 404 of the Clean Water Act.

To determine the presence of a jurisdictional wetland for the Waters of the United States, three indicators are required: (1) hydrophytic vegetation, (2) hydric soils, and (3) wetland hydrology. The methodology published in the *United States Army Corps of Engineers 1987 Wetland Delineation Manual* and the *Arid West Supplement* sets the standards for meeting each of the three indicators, which normally require more than 50 percent cover of dominant plant species typical of a wetland, soils exhibiting characteristics of saturation, and hydrological indicators be present. In addition, based on the 2023 ruling, Corps jurisdiction must have adjacency with relatively permanent,

standing or continuously flowing bodies of water with continuous connection to waters of the U.S.

CDFW has jurisdiction over water of the Department's interest (California Fish and Game Code §§1600 et seq.; California Code of Regulations, Title 14, §720), referred to as Waters of the State. Section 1602 of the California Fish and Game Code (FGC) applies to all rivers, streams, lakes and streambeds. CDFW defines a stream as "a body of water that flows perennially or episodically and that is defined by the area in which water currently flows, or has flowed, over a given course during the historic hydrologic course regime, and where the width of its course can reasonably be identified by physical or biological indicators" (Brady and Vyverberg 2013). Likewise, CDFW regulates jurisdictional areas of riparian habitat only to the extent that those areas are part of a stream, river, or lake as defined above. Waters of the State pertaining to Porter-Cologne in relation to RWQCB jurisdiction are defined by California Water Code Section 13050(e) as any surface or ground water within the boundaries of the state.

Prior to the field investigation, CSLS biologist reviewed historical aerial imagery and topography for the Study Area to determine the potential for perennial, intermittent, or ephemeral drainages and associated riparian resources. Generally, indicators of jurisdictional drainages on an aerial photo include vegetation and/or incised lines indicating the path of flowing water. Following the desktop research, CSLS biologists conducted an onsite field investigation. Based on the collective results of the desktop investigation and the field surveys, any observed jurisdictional features were mapped using the following parameters:

- The limits of the Corps' jurisdiction extend to the OHWM. OHWM indicators include: the observation of benches, break in bank slope, particle size distribution, sediment deposits, drift, litter, and/or change in plant community.
- The RWQCB shares the Corps' jurisdictional methodology, and the Regional Board's May 2020 wetland definition.
- CDFW's jurisdiction applies to all perennial, intermittent, and ephemeral rivers, streams, and lakes in the state. CDFW's authority also includes riparian habitat (including wetlands) supported by a river, stream, or lake regardless of the presence or absence of hydric soils and saturated soil conditions. Generally, CDFW jurisdiction is mapped to the top of bank of the stream or the extent of streambed dependent vegetation.

5.0 Results

Table 1 outlines the field surveys performed for the Project site. CSLS biologists assessed and mapped vegetation communities, jurisdictional features, identified plants, wildlife, and any habitat areas that could be suitable for special status plant species.

Table 1. Survey Information

Survey Date	Time	Temp.	Surveys	Surveyors
March 28, 2024	0930 - 1215	70° F - 72° F Clear skies	Biological Assessment, Jurisdictional Delineation, Burrowing Owl Assessment, and Narrow Endemic Plant Assessment and Survey.	Brianna Bernard
June 11, 2024	0623 - 830	68° F 100% cloud cover	Burrowing Owl #1, Narrow Endemic Plant Survey	Brianna Bernard and Sarah Vasquez
June 25, 2024	0615 - 0825	66° F - 79° F Clear skies	Burrowing Owl #2, Narrow Endemic Plant Survey	Brianna Bernard and Sarah Vasquez
July 16, 2024	0630 - 0830	64° F - 66° F clear skies	Burrowing Owl #3, Narrow Endemic Plant Survey	Brianna Bernard and Shawn Hernandez
August 8, 2024	0630 - 0845	68° F - 75° F Clear skies and 50% cloud cover at approximately 8:00 am	Burrowing Owl #4,	Brianna Bernard and Dylan Donahoe

5.1 Vegetation Communities

The vegetation communities and habitat conditions were inspected to confirm presence and habitat quality of the vegetation found onsite. Vegetation mapping and acreages for each vegetation community is based on the observations of the field surveys, which are listed below in Table 2 and graphically depicted on Figure 7. Representative photographs of the vegetation communities can be found in Appendix A. A complete list of species observed onsite can be found in Appendix B.

The deviations from MCVII alliance categories include ruderal and disturbed/ developed communities. The deviations were made due to the lack of alliances for these communities within MCVII. The field survey analyzed the Project site and a surrounding 500-foot buffer around the Project site to determine the existing vegetation types. As shown on Figure 7, the surrounding 500-foot buffer consists primarily of developed residential and Vantage Point Church located to the north, west, and south; to the east is Santa Ana River and associated southern cottonwood willow riparian forest habitat.

Table 2. Vegetation Community Observed Onsite

Vegetation Community	Acreage within the Project site (acres)
Ruderal	1.64
Disturbed/Developed	6.66
TOTAL	8.30

The general description of the habitat observed during the field survey are described below.

5.1.1 Ruderal

The Project site contains portions of the ruderal vegetation community. These areas are regularly mowed and maintained. The vegetation within this area is comprised of predominantly of summer mustard (*Hirschfeldia incana*). Other species include tocalote (*Centaurea melitensis*), canary island date palm (*Phoenix canariensis*), tree tobacco (*Nicotiana glauca),* wall barley (*Hordeum murinum*), cheeseweed (*Malva parviflora*), bristly ox tongue (*Helminthotheca echioides*), storksbill (*Erodium moschatum),* lemon trees (*Citrus limon*), oleander (*Nerium oleander*), prickly pear (*Opuntia littoralis),* and red brome (*Bromus rubens*).

5.1.2 Disturbed/Developed

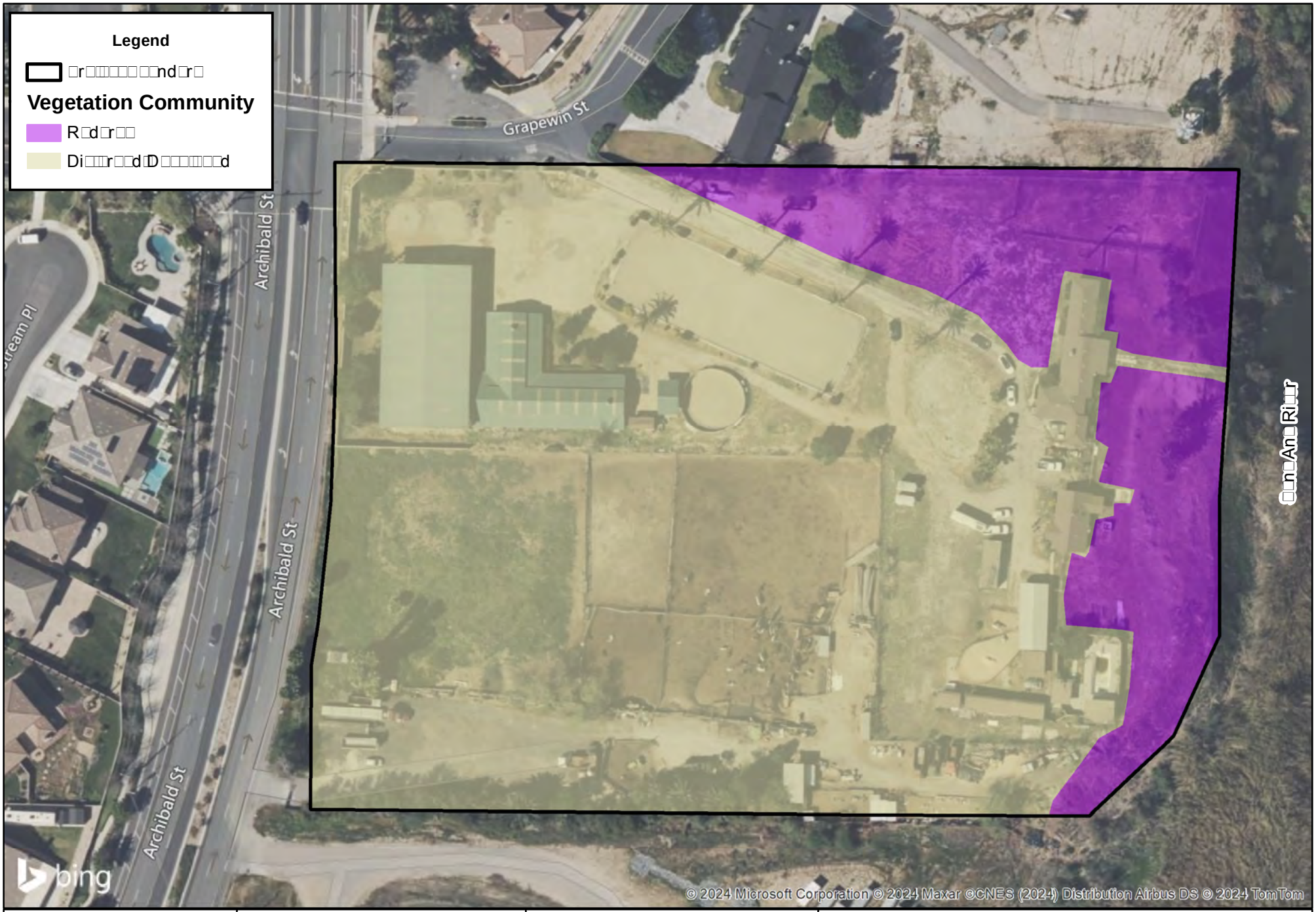
The developed areas include animal pens, previously used equestrian corals and arena, residential homes, horse stalls, and animal pens. Ornamental species occur within this community and include Russian thistle (*Salsola australis*), horseweed (*Erigeron canadensis*), mustard, tocalote, carrotwood (*Cupaniopsis anacardioides*), pine tree (*Pinus ssp.*),a single cottonwood (*Populus fremontii),* Brazilian peppertree (*Schinus terebinthifolia*), and canary island date palm.

5.1.3 500-foot Buffer Area

Areas found to the north, west, and south of the Project are developed areas with residential homes and Vantage Point Church facility. The Santa Ana River occurs to the east and consists of arroyo thickets, open water, and southern cottonwood willow riparian forest.

5.2 Special-Status Vegetation Types

A CNDDB search within the *Corona North* USGS topographic quadrangle found three sensitive special status vegetation communities designated by CDFW. These include Southern California Arroyo Chub/Santa Ana Sucker Stream, Southern Cottonwood Willow Riparian Forest, and Southern Sycamore Alder Riparian Woodland. None of these habitats occur on the Project site.



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FIGURE 7

5.3 Plants

Sensitive plants include those listed, or candidates for listing, by the USFWS and CDFW; and species considered sensitive by the CNPS (particularly Lists 1A, 1B, and 2). Several sensitive plant species were reported in the vicinity of the Study Area based on the CNDDB and within the Corona North quadrangle search. A total of four sensitive listed plant species occurs within the USGS 7.5' Corona North quadrangle and a single sensitive listed species was identified through IPaC. A brief description of the species is included below. A complete list of special status plant species found within the Corona North quad and surrounding 8 quads with the potential to occur on the Project site were analyzed based on distribution, habitat requirements, and existing site conditions (Appendix C). All plant species observed within the Project site during the field survey is listed in Appendix B.

Chaparral sand-verbena (*Abronia villosa var. aurita*)

Status: California Rare Plant Rank 1B.1
Habitat(s): Annual herb of sandy areas in chaparral and coastal sage scrub. Known from 80 to 1,600 meters (300 to 5,300 feet) MSL. Blooms January through August.
Status onsite: None. The Project site lacks suitable habitat. Not observed during the field visits.

Thread-leaved Brodiaea (*Brodiaea filifolia*)

Status: Federally Threatened, State Endangered, California Rare Plant Rank 1B.1
Habitat(s): Habitats include chaparral (openings), cismontane woodland, coastl scrub, playas, valley and foothill grasslands, and vernals pools often with clay soils. Known from 25 to 1,120 meters (80 to 3,675 feet) MSL. Blooms March through June.
Status onsite: None. The Project site lacks suitable habitat and soils. Not observed during the field visits.

Smooth Tarplant (*Centromadia pungens ssp. laevis)*

Status: California Rare Plant Rank 1B.1
Habitat(s): Habitats supporting chenopod scrub, meadows and seeps, playas, riparian woodland, and valley and foothill grasslands with alkaline soils. Known from 0 to 640 meters (0 to 2,100 feet) MSL. Blooms April through September.
Status onsite: None. The Project site lacks suitable habitat. Not observed during the field visits.

Many-stemmed dudleya (*Dudleya multicaulis)*

Status: California Rare Plant Rank 1B.2
Habitat(s): Habitats supporting chaparral, coastal scrub, and valley and foothill grasslands. Often found on clay soils or granitic outcrops. Known from below 800 meters (< 2,600 feet) MSL. Blooms May through July.
Status onsite: None. The Project site lacks suitable habitat. Not observed during the field visits.

Santa Ana River Woollystar (*Eriastrum densifolium ssp. sanctorum)*
Status: Federally Endangered, State Endangered, California Rare Plant Rank 1B.1
Habitat(s): Habitats supporting sandy soils of floodplains and terraced fluvial deposits of the Santa Ana River and larger tributaries. Known from 120 to 625 meters (400 to 4,100 feet) MSL. Blooms June through September.
Status onsite: None. The Project site lacks suitable habitat. Not observed during the field visits.

As determined through the field surveys and focused plant surveys conducted, no special status plant species were observed within the Project site. There is no potential for special status plant species to occur on the Project site due to lack of suitable habitat and soils.

5.4 Critical Habitat

The USFWS's online service for information regarding Threatened and Endangered Species Final Critical Habitat designation within California was reviewed to determine if the Project site is within any species designated Critical Habitat. The eastern portion of the Project site contains 2.25 of Least Bell's vireo least Bell's vireo (*Vireo bellii pusillus* [LBV]) designated Critical Habitat (Figure 6). The Project site does not contain any constituent elements either the physical and biological features needed for life processes and successful reproduction of the listed species. Approximately 40-feet north and east of the Project site is designated critical habitat for the southwestern willow flycatcher (*Empidonax traillii extimus*) and Santa Ana Sucker (*Catostomus santaanae*). The Santa Ana River, located offsite and to the east of the Project site includes suitable habitat for the three listed species and is identified as having past occurrences of the species. The Project site lack suitable habitat for the three species.

5.5 Wildlife

Special status wildlife species with the potential to occur within the Study Area were analyzed based on the species identified in USGS 7.5' Corona North quadrangle, distribution, habitat requirements, and existing site conditions (Appendix D). The following special status species are identified to occur within the Corona North quadrangle and noted as an occurrence within the 2-mile CNDDB search: southwestern pond turtle (*Actinemys pallida*), tricolored blackbird (*Agelaius tricolor*), southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*), southern California legless lizard (*Anniella stebbinsi*), Bell's sparrow (*Artemisiospiza belli belli*), orange-throated whiptail (*Aspidoscelis hyperythra*), burrowing owl (*Athene cunicularia*), Crotch's bumble bee (*Bombus crotchii*), Swainson's hawk (*Buteo swainsoni*), Santa Ana sucker (*Catostomus santaanae*), western yellow-billed cuckoo (*Coccyzus americanus occidentalis*), San Diego banded gecko (*Coleonyx variegatus abbotti*), yellow rail (*Coturnicops noveboracensis*), red-diamond rattlesnake (*Crotalus ruber*), monarch butterfly (*Danaus plexippus*), Stephen's kangaroo rat (*Dipodomys stephensi*), southwestern willow flycatcher (*Empidonax traillii extimus*), western mastiff bat (*Eumops*

perotis californicus), arroyo chub (*Gila orcuttii*), yellow-breasted chat (*Icteria virens*), western yellow bat (*Lasiurus xanthinus*), California black rail (*Laterallus jamaicensis coturniculus*), pocketed free-tailed bat (*Nyctinomops ferorosaccus*), steelhead-southern California DPS (*Oncorhynchus mykiss irideus pop. 10*), coast horned lizard (*Phrynosoma blainvillii*), coastal California gnatcatcher (*Polioptila californica californica*), yellow warbler (*Setophaga petechia*), western spadefoot (*Spea hammondii*), least Bell's vireo (*Vireo belli pusillus*). A brief description of those species and their habitat is included below. A complete list of the special status species identified within the 9 quadrangles can be found in Appendix D.

Southwestern pond turtle
Status: Species of Special Concern
MSHCP: Covered
Habitat(s): Found in ponds, lakes, rivers, streams, creeks, marshes, and irrigation ditches, with abundant vegetation, and either rocky or muddy bottoms, in woodland, forest, and grassland. In streams, prefers pools to shallower areas. Logs, rocks, cattail mats, and exposed banks are required for basking. May enter brackish water and even seawater.
Status onsite: None. The site lacks suitable habitat. Not observed during field surveys.

Tricolor blackbird
Status: State Threatened
MSHCP: Covered
Habitat(s): Colonies require nearby water, a suitable nesting substrate, and open-range foraging habitat composed of grassland, woodland, or agricultural cropland.
Status onsite: Low. Suitable foraging habitat including ruderal habitat occurs on site and suitable habitat occurs within the Santa Ana River located offsite to the east of the Project site. Not observed during field surveys.

Southern California rufous-crowned sparrow
Status: Watch List
MSHCP: Covered
Habitat(s): They are found on grass-covered hillsides, coastal sage scrub, and chaparral and often occur near the edges of the denser scrub and chaparral associations. Preference is shown for tracts of California sagebrush. Optimal habitat consists of sparse, low brush or grass, hilly slopes preferably interspersed with boulders and outcrops. The species may occur on steep grassy slopes without shrubs if rock outcrops are present. It is a very secretive species.
Status onsite: Present. Species was heard audibly during one of the field surveys. Species is a covered MSHCP species.

Southern California legless lizard
Status: Species of Special Concern
MSHCP: Not Covered

Habitat(s): Coastal sand dunes and a variety of interior habitats, including sandy washes and alluvial fans.
Status onsite: None. The site lacks suitable habitat and soil. Not observed during field surveys.

Bell's sparrow
Status: Watch List
MSHCP: Covered
Habitat(s): Suitable habitat includes Chaparral and coastal sage scrub along the coastal lowlands, inland valleys and in the lower foothills of local mountains.
Status onsite: None. The site lacks suitable habitat for foraging and nesting. Not observed during field surveys.

Orange-Throated Whiptail
Status: Watch List
MSHCP: Covered
Habitat(s): The species is generally found in semi-arid brushy areas typically with loose soil and rocks, including washes, stream sides, rocky hillsides, and coastal chaparral. Habitat types include low elevational chaparral, non-native grassland, (Riversidean) coastal sage scrub, juniper woodland and oak woodland. Associations include alluvial fan scrub and riparian areas. Friable soil appears to be a necessary requirement for excavating burrows and hiding eggs.
Status onsite: None. The site lacks suitable habitat and soil. Not observed during field surveys.

Burrowing Owl
Status: State Candidate Endangered
MSHCP: Covered
Habitat(s): Burrowing owls are a year-round resident of California including habitats of open, dry grassland, and desert. They are generally restricted to mostly flat, open country with suitable nest sites. They use rodent or other burrows for roosting and nesting cover and acquire their burrows from either abandonment or eviction. Burrowing owls typically hunt from a perch.
Status onsite: None. A habitat assessment and a series of focused surveys were performed, and it was determined the Project site does not contain occupied burrows or diagnostic signs of burrowing owls. Therefore, the Project site is not occupied by burrowing owl. The results of the burrowing owl habitat and focused surveys can be found in **Appendix E**. Not observed during the field surveys.

Crotch Bumble Bee
Status: State Candidate Endangered
MSHCP: Not Covered
Habitat(s): The crotch bumble bee inhabits open grassland and scrub habitats. This species occurs primarily in California, including the Mediterranean region, Pacific Coast,

Western Desert, Great Valley, and adjacent foothills through most of southwestern California. Crotch Bumble Bee is a generalist forager and visits a variety of flowering plants. It is a short-tongued bumble bee and is therefore best suited to forage on open flowers with short corollas. Plant families most commonly associated with Crotch bumble bee records in California include *Fabaceae, Apocynaceae, Asteraceae, Lamiaceae, Hydrophyllacae, Asclepiadaceae,* and *Boraginaceae*. Other reports commonly associate Crotch bumble bee with plants in the genera *Asclepias, Chaenactis, Lupinus, Medicago, Phacelia, and Salvia* as nectaring sources.
Status onsite: None. The Project site lacks suitable nectaring sources for the species. While burrows occur onsite that could potentially provide overwintering possibilities, the burrows were actively used by small mammals. Furthermore, the site is disturbed with active animal pens and regular activity. No suitable habitat is found within the Project site. Not observed during the field surveys.

Swainson's hawk
Status: State Threatened
MSHCP: Covered
Habitat(s): Swainson's hawks require large, open areas with abundant prey in association with suitable nest trees. Suitable foraging areas include native grasslands or lightly grazed pastures and croplands, open deserts, sparse shrub lands. Swainson's hawks often nest peripherally to riparian systems of the valley, as well as utilizing lone trees or groves of trees, such as oaks, cottonwoods, walnuts and willows, adjacent to their hunting areas. In the Great Basin, they typically nest in juniper trees of juniper-sage flats not near riparian zones.
Status onsite: None. While the Project site includes ruderal habitat, it is routinely maintained for minimal vegetation cover and does not provide suitable foraging habitat. No suitable habitat is found within the Project site. The adjacent Santa Ana River, located offsite and to the east of the Project site, could provide potential nesting habitat for the species. Not observed during the field surveys.

Santa Ana Sucker
Status: Federally Threatened
MSHCP: Covered
Habitat(s): Santa Ana suckers rely on perennial flows with suitable water quality and substrate to support breeding, feeding and sheltering. Over different life history stages, suckers depend on a variety of coarse substrate types, such as gravel, cobble, or mixtures of gravel or cobble with sand, and a variety of riverine features, like shallow riffles and deeper runs and pools.
Status onsite: None. No suitable habitat is found within the Project site. Not observed during the field surveys.

Western Yellow-billed Cuckoo
Status: Federally Threatened, State Endangered
MSHCP: Covered

Habitat(s): This species is an uncommon to rare summer resident of valley foothill and desert riparian habitats in scattered locations in California. Formerly much more common and widespread throughout lowland California. Roosts and nests in densely foliaged, deciduous trees and shrubs in extensive thickets, particularly willows.
Status onsite: None. The Project site does not include any thick willows suitable for nesting. However, suitable habitat occurs within the Santa Ana River located offsite to the east of the Project site. Not observed during field surveys.

San Diego Banded Gecko
Status: Species of Special Concern
MSHCP: Covered
Habitat(s): The species ranges through most of Southern California north into the extreme southern part of Nevada and the southwestern tip of Utah, across northwest, southwest, and southeast Arizona into the bootheel of New Mexico, and south down the western edge of the state of Sonora, Mexico and down the entire length of Baja California. The species occurs in rocky areas in coastal sage and chaparral.
Status onsite: None. The site lacks suitable habitat. Not observed during the field surveys.

Yellow rail
Status: Species of Special Concern
MSHCP: Not Covered
Habitat(s): Yellow Rails occur in shallow marshes with fairly short vegetation. For breeding, taller emergent vegetation like cattails does not attract Yellow Rails, but they sometimes nest nearby, where water is shallower and vegetation shorter. They often nest among sedges and bulrushes. Because water levels change frequently in the prairies, nesting locations are not consistent in some areas from year to year. Migrating Yellow Rails turn up in wet meadows, shallow marshes, and agricultural fields with grassy cover or heavy stubble. Wintering Yellow Rails use shallow wetlands as they do in breeding areas, typically dominated by sedges, rushes, bulrushes, and grasses.
Status onsite: None. While suitable habitat occurs within the Santa Ana River located offsite to the east of the Project site the Project site does not include suitable foraging or nesting habitat onsite. Not observed during field surveys.

Red-Diamond Rattlesnake
Status: Species of Special Concern
MSHCP: Covered
Habitat(s): It can be found from the desert, through dense chaparral in the foothills (it avoids the mountains above around 4,000 feet), to warm inland mesas and valleys, all the way to the cool ocean shore. It is most commonly associated with heavy brush with large rocks or boulders. Dense chaparral in the foothills, cactus or boulder associated coastal sage scrub, oak and pine woodlands, and desert slope scrub associations are known to carry populations of the northern red-diamond rattlesnake, however, chamise and red shank associations may offer better structural habitat for refuges and food

resources for this species than other habitats. They need rodent burrows, cracks in rocks or surface cover objects.
Status onsite: Low. Limited habitat is found onsite due to the presence of rodent burrows and ruderal brush found onsite. The ruderal habitat is frequently mowed providing less covered for the species. This is a covered species within the MSHCP. Not observed during field surveys.

Monarch Butterfly
Status: Proposed Federally Threatened
MSHCP: Not Covered
Habitat(s): Monarch butterflies live mainly in prairies, meadows, grasslands and along roadsides, across most of North America. The adult butterfly drinks nectar from a variety of flowers, uncoiling and extending its long proboscis to sip food. During the breeding season, monarchs lay their eggs on their obligate milkweed host plant, and larvae emerge after two to five days. Larvae develop through five larval instars (intervals between molts) over a period of 9 to 18 days, feeding on milkweed and sequestering toxic chemicals (cardenolides) as a defense against predators. The larva then pupates into a chrysalis before emerging 6 to 14 days later as an adult butterfly. There are multiple generations of monarchs produced during the breeding season, with most adult butterflies living approximately two to five weeks; overwintering adults enter into reproductive diapause (suspended reproduction) and live six to nine months. In many regions where monarchs are present, monarchs breed year-round. Overwintering occurs in areas of moderate temperatures and are often include groves of trees, such as eucalyptus, Monterey pines, and Monterey cypresses.
Status onsite: None. No milkweed is identified on the Project site which is an obligate host plant for eggs and food source for larvae. The Project site lack suitable habitat for the stages of the monarch, for both breeding and overwintering. This is not a covered species within the MSHCP. Not observed during field surveys.

Stephen's kangaroo rat
Status: Federally Endangered, State Threatened
MSHCP: Covered
Habitat(s): This species prefers large areas of disturbed or patchy annual and perennial grasslands and open coastal sage scrub. Preferred perennials plant species include buckwheat and chamise and preferred annual plant species include brome grass.
Status onsite: Low. Limited habitat is found onsite due to the presence of rodent burrows and ruderal brush found onsite. The ruderal habitat is frequently mowed providing less covered for the species. This is a covered species within the MSHCP. Not observed during field surveys.

Southwestern Willow Flycatcher
Status: Federally Endangered, State Endangered
MSHCP: Covered

Habitat(s): Suitable habitat includes riparian woodlands along streams and rivers with mature dense thickets of trees and shrubs.
Status onsite: None. While suitable habitat occurs within the Santa Ana River located offsite to the east of the Project site, the Project site does not include suitable foraging or nesting habitat onsite. Not observed during field surveys.

Western Mastiff Bat
Status: Species of Special Concern
MSHCP: Not Covered
Habitat(s): Western mastiff bats are found in a variety of habitats, such as semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, annual and perennial grasslands, palm oases, chaparral, desert scrub, and urban, but the species' distribution may be geomorphically determined, occurring primarily where there are significant rock features offering suitable roosting habitat. A cliff dwelling species, where maternity colonies of 30 to several hundred roost generally under exfoliating rock slabs and rock crevices along cliffs. Western mastiff bats can also be found in similar crevices in large boulders and buildings. When roosting in rock crevices they require a sizable drop from their roost in order to achieve flight. Western mastiff bats prefer deep crevices that are at least 15 or 20 feet above the ground. Foraging is concentrated around bodies of water but also includes coastal sage scrub, chaparral, and grassland habitats.
Status onsite: None. The site lacks suitable roosting habitat for the species. Not observed during the field surveys.

Arroyo Chub
Status: Species of Special Concern
MSHCP: Covered
Habitat(s): Arroyo chub are adapted to survive in cool to warm (10 – 24°C) streams that fluctuate between large winter storm flows, and low summer flows, and the low dissolved oxygen and wide temperature fluctuations associated with this flow regime. They are most common in slow flowing or backwater areas with sand or mud substrate but may also inhabit areas with velocities in excess of 80 cm/s over coarse substrate.
Status onsite: None. The site lacks suitable habitat. Not observed during the field surveys.

Yellow-breasted Chat
Status: Species of Special Concern
MSHCP: Not Covered
Habitat(s): In southern California they are primarily found in tall, dense, relatively wide riparian woodlands and thickets of willows, vine tangles, and dense brush with well-developed understories. Nesting areas are associated with streams, swampy ground, and the borders of small ponds. Breeding habitat must be dense to provide shade and concealment. It winters south to Central America.

Status onsite: None onsite; heard audibly in the Santa Ana River located offsite. While suitable habitat occurs within the Santa Ana River located offsite to the east of the Project site, the Project site does not include suitable foraging or nesting habitat onsite. This species was heard audibly during the field surveys within the Santa Ana River, which is densely vegetated with riparian habitat. Biologists heard this species within the Santa Ana River corridor while surveying the eastern portion of the Project site. Not observed onsite during the field surveys.

Western Yellow Bat
Status: Species of Special Concern
MSHCP: Not Covered
Habitat(s): Roost in trees, hanging from the underside of a leaf. Commonly found in the southwestern U.S. roosting in the skirt of dead fronds in both native and non- native palm trees and have also been documented roosting in cottonwood trees.
Status onsite: None. The site contains a single palm tree. The closest CNDDB occurrence recorded is located 1.20 miles to the east on October 4, 1989. Furthermore, no bat guano was observed around the single palm tree during the field surveys. Therefore it is determined the site lacks suitable habitat. Not observed during the field surveys.

California Black Rail
Status: State Threatened
MSHCP: Not Covered
Habitat(s): Black Rails nest in marshes and wet meadows across North America, including riparian marshes, coastal prairies, saltmarshes, and impounded wetlands. All of the habitats have stable shallow water. Nests are primarily made of southern cattail or spikerush and are elevated above the mud substrate in clumps of vegetation. Black rails have also been known to nest on top of a mat of dead vegetation from the previous years' growth.
Status onsite: None. While suitable habitat occurs within the Santa Ana River located offsite to the east of the Project site the Project site does not include suitable foraging or nesting habitat onsite. Not observed during field surveys.

Pocketed Free-tailed Bat
Status: Species of Special Concern
MSHCP: Not Covered
Habitat(s): This bat species prefers rocky desert areas with high cliffs or rock outcrops. Rock crevices in cliffs are preferred as roosting sites, since the bat must drop from the roost to gain flight speed. Typically reproduces in rock crevices, caverns, or buildings. Ranges from southern California to New Mexico.
Status onsite: None. The site lacks suitable habitat. Not observed during the field surveys.

Steelhead – Southern California DPS
Status: Federally Endangered, State Candidate Endangered
MSHCP: Not Covered
Habitat(s): Historically, this species populated all coastal streams of southern California with permanent flows, as either resident or anadromous forms, or both. Today, the species occurs mostly within intermittent streams. The DPS includes all naturally spawned anadromous Coastal Rainbow trout populations downstream of natural and human-made barriers in streams from the Santa Maria River (San Luis Obispo County) to the Tijuana River on the U.S.-Mexico border. They are most abundant in the four largest watersheds in the northern portion of their range: the Santa Maria, Santa Ynez, Ventura, and Santa Clara rivers.
Status onsite: None. The site lacks suitable habitat. Not observed during the field surveys.

Coast Horned Lizard
Status: Species of Special Concern
MSHCP: Covered
Habitat(s): Occurs in a variety of vegetation types including coastal sage scrub, chaparral, annual grassland, oak woodland and riparian woodlands.
Status onsite: None. The site lacks suitable habitat. Not observed during field surveys.

Coastal California Gnatcatcher
Status: Federally Threatened, Species of Special Concern
MSHCP: Covered
Habitat(s): A non-migratory, permanent resident of coastal sage scrub habitat, which is a broad category of vegetation that includes the following plant communities: Ventura coastal sage scrub, Diegan coastal sage scrub, maritime succulent scrub, Riversidean sage scrub, Riversidean alluvial fan sage scrub, southern coastal bluff scrub, and coastal sage-chaparral scrub. They also use chaparral, grassland and riparian habitats next to coastal sage scrub, but these habitats are used dispersal and foraging. They avoid nesting on steep slopes.
Status onsite: None. The site lacks suitable habitat. Not observed during field surveys.

Yellow warbler
Status: State Threatened
MSHCP: Not Covered
Habitat(s): Riparian plant associations in close proximity to water. Frequently found nesting and foraging in willow shrubs and thickets, and in other riparian plants including cottonwoods, sycamores, ash, and alders.
Status onsite: None onsite; heard audibly in the Santa Ana River located offsite. While suitable habitat occurs within the Santa Ana River located offsite to the east of the Project site, the Project site does not include suitable foraging or nesting habitat onsite. This species was heard audibly during the field surveys within the Santa Ana River, which is heavily vegetated with riparian species. Biologists heard this species within the Santa

Ana River corridor while surveying the eastern portion of the Project site. Not observed onsite during the field surveys.

Western Spadefoot
Status: Species of Special Concern
MSHCP: Covered
Habitat(s): May be found in coastal sage scrub, open chaparral, pine-oak woodlands and grassland habitats, but is most common in grasslands with vernal pools or mixed grassland/coastal sage scrub areas. Within these habitats, they require rain pools/vernal pools in which to reproduce, and that persist with more than three weeks of standing water in which to metamorphose successfully. They can also breed in slow-moving streams (e.g., areas flooded by intermittent streams). Water breeding sites must lack fish, bullfrogs, and crayfish in order for to successfully reproduce and metamorphose.
Status onsite: None. The site lacks suitable habitat. Not observed during the field surveys.

Least Bell's Vireo
Status: Federally Endangered, State Endangered
MSHCP: Covered
Habitat(s): This species primarily occupies riverine riparian habitats that typically feature dense cover within 1-2 m of the ground and a dense, stratified canopy. Typically, it is associated with southern willow scrub, cottonwood-willow forest, mule fat scrub, sycamore alluvial woodland, coast live oak riparian forest, arroyo willow riparian forest, or mesquite in desert localities. It uses habitat which is limited to the immediate vicinity of water courses.
Status onsite: None. While suitable habitat occurs within the Santa Ana River located offsite to the east of the Project site, the Project site does not include suitable foraging or nesting habitat onsite. Not observed during field surveys.

Summary of Sensitive Wildlife Species
A single special status wildlife species or evidence of their presence were observed or heard during the field surveys conducted onsite. The species observed was the southern California rufous-crowned sparrow. A total of 3 species with low to moderate potential to occur onsite were not observed during field surveys. These species include Stephen's kangaroo rat, Red-diamond rattlesnake, and tricolor blackbird. Two sensitive species, the yellow-breasted chat and yellow warbler, were heard audibly during the field surveys within the Santa Ana River, which is heavily vegetated with riparian species. Biologists heard this species within the Santa Ana River corridor, located offsite, while surveying the eastern portion of the Project site. No riparian vegetation occurs onsite, therefore the Project site lacks suitable habitat for these species. The remaining 22 of the 28 sensitive wildlife species lack suitable habitat to occur within the Project site.

5.5.1 Wildlife Species Observed or Detected

Wildlife activity was moderate, and the species observed are typical urbanized species. The animal species or signs thereof observed during the CSLS surveys are listed below:

Birds:

- Chicken (*Gallus gallus domesticus*)
- Peacock (*Pavo cristatus*)
- Common yellowthroat (*Geothypis trichas*)
- Rufous-crowned sparrow (*Aimophila ruficeps*)
- Anna's hummingbird (*Calypte anna*)
- American crow (*Corvus brachyrhynchos*)
- American Kestrel (*Falco sparverius*)
- Bewick's wren (*Thryomanes bewickii*)
- Nuttall's woodpecker (*Picoides nuttallii*)
- California towhee (*Melozone crissalis*)
- California quail (*Callipepla californica*)
- Black phoebe (*Sayornis nigricans*)
- Spotted towhee (*Pipilo maculatus*)
- Northern mockingbird (*Mimus polyglottos*)
- house finch (*Haemorhous mexicanus*)
- mourning dove (*Zenaida macroura*)
- American bushtit (*Psaltriparus mimimus*)
- song sparrow (*Melospiza melodia*)
- Red-tailed hawk (*Buteo jamaicensis*)
- turkey vulture (*Cathartes aura*)
- yellow warbler (*Setophaga petechia*)
- Great horned Owl (*Bubo virginianus*)
- Barn owl (*Tyto alba*)
- Lesser goldfinch (*Spinus psaltria*)
- Song sparrow (*Melospiza melodia*)
- Yellow-breasted chat (*Icteria virens*)
- Turkey vulture (*Cathartes aura*)

Reptiles:

- western fence lizard (*Sceloporus occidentalis*)

Mammals:

- Desert cottontail (*Sylvilagus audubonii*)

5.6 Regional Connectivity/Wildlife Movement

No known wildlife corridors or linkage areas are identified in the MSHCP as a Core Linkage within the Project site. However, the Project site is adjacent to the Santa Ana River, which is designated as a wildlife corridor known as Existing Core A within the MSHCP. MSHCP Existing Core A consists of Prado Basin and the Santa Ana River and functions as a linage, connecting Orange County to the west with San Bernardino County to the north. The Existing Core A is constrained on all sides by existing urban

development and agricultural use, and planned land uses surrounding the Core exists largely of high impact land uses such as city and community development.

The Project site is characterized by exposed areas that lack suitable cover and resources that are typically associated with wildlife movement areas (i.e. water). Furthermore, the Project site is located at a substantially higher elevation than the Existing Core A of the MSHCP. The Project site includes several residential homes and fenced animal pens. Furthermore, north, west, and south of the Project is residential development and Vantage Point Church further restricting any regional movement. Therefore, the Project site is not used as a wildlife corridor, linkage, or specific travel route to and from nursery sites other important resources.

There is potential for smaller or "local" movement through the site. Movement on a smaller scale could occur within the site for species that are less restricted in movement pathway requirements or are adapted to urban areas due to the amount of development [e.g., raccoon (*Procyon lotor*), stripped skunk (*Mephitis mephitis*), and bird species in general). Habitat within the site is ruderal and disturbed/developed, which it may support some wildlife movement within the site and/or nearby areas for nesting and foraging. Common bird species may utilize the site for foraging and nesting.

In summary, the Project site supports foraging and nesting habitat for species on a local scale and is not used as a regional corridor, wildlife corridor, linkage, or specific travel route to and from nursery sites other important resources. This is due to the reason stated above, therefore, the Project site provides no function to facilitate movement for wildlife species on a regional scale.

5.7 MSHCP Assessment

The Project is located within the Eastvale Area Plan of the MSHCP; however, the Project site is not located within any MSHCP Criteria Areas, Cell Groups, or Subunits. Furthermore, the Project site is not located in survey areas for Amphibians, Mammals, or Special Linkage areas. The Project site was analyzed for MSHCP consistency for the following:

- Riparian and Riverine Areas (Section 6.1.2)
- Narrow Endemic Plant (Section 6.1.3)
- Urban Wildlands Interface Guidelines (Section 6.1.4)
- Western burrowing owl (*Athene cunicularia hypugaea*) (Section 6.3.2)

5.7.1 Section 6.1.2 Riparian Riverine

No MSHCP Riparian/Riverine features were identified onsite. The Project site contains no vernal pools as defined under MSHCP vernal pool features.

Located offsite and to the east of the Project site, within the 500-foot buffer, is the Santa Ana River that meets the definition of MSHCP Riparian and Riverine resources. The offsite Santa Ana River MSHCP Riparian/Riverine features that occur within the 500-feet surrounding the Project site is shown on Figure 8.

5.7.1.1 Species Protected under Section 6.1.2

The Project site does not contain any suitable habitat for the avian species listed in Section 6.1.2: Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools. The Santa Ana River located offsite and to the east of the Project site contains suitable habitat for Section 6.1.2 Protection of Species associated with Riparian/Riverine Area.



SEC Archibald and Grapewin Project

FIGURE 8

5.7.1.2 Vernal Pools

No evidence of vernal pools, seasonal depressions, seasonally inundated road ruts or other wetland features were recorded on the Project Site. Vernal pools are depressions in areas where a hard-underground layer prevents rainwater from draining downward into the subsoils. When rain fills the pools in the winter and spring, the water collects and remains in the depressions. In the springtime, the water gradually evaporates away, until the pools became completely dry in the summer and fall. Vernal pools tend to have an impermeable layer that results in ponded water. The soil texture (the amount of sand, silt, and clay particles) typically contains higher amounts of fine silts and clays with lower percolation rates. Pools that retain water for a sufficient length of time will develop hydric cells. Hydric cells form when the soil is saturated from flooding for extended periods of time and anaerobic conditions (lacking oxygen or air) develop.

No indication of clay substrates or hydric soils were documented within the Project Site. Furthermore, a review of prior google aerials was reviewed to determine if inundated features were present during years of high rainfall when features would certainly be documented. Aerials taken in 2011 represent an ideal baseline during which known (previously documented) inundated vernal pools, seasonal depressions and road ruts can easily be seen. No sign or indication of inundation was documented within the Project Site during a review of historic aerials.

In summary, none of the conditions (i.e., no inundated depressions including road ruts, hydric soils, historic inundation, etc.) were observed on documented within the Project site. No features are present that would support fairy shrimp. No standing water or other sign of areas that pond water was observed.

5.7.2 Narrow Endemic Plant – Survey Area Number 7 (Section 6.1.3)

The Project site is located within the Narrow Endemic Plant Species Survey Area (NEPSSA) Number 7 overlay, which include the following target species:

- San Diego ambrosia (*Ambrosia pumila*)
  Status: California Rare Plant Rank 1B.1, federally endangered
  Habitat(s): Habitats supporting chaparral, coastal scrub, valley and foothill grasslands, and vernal pools. Observed in sandy loam or clay soils, sometimes alkaline soils. Known from 20 to 415 meters (65 to 1360 feet) MSL. Blooms April through October.
  Status onsite: None. The Project site lacks suitable habitat and soils. Not observed during field surveys and focused narrow endemic plant surveys.

- Brand's Star Phacelia (*Phacelia stellaris*)
  Status: California Rare Plant Rank 1B.1
  Habitat(s): Habitats supporting coastal dunes and coastal scrub Known from below 1 to 400 meters (5 to 1,310 feet) MSL. Blooms March through June.

Status onsite: None. None. The Project site lacks suitable habitat and soils. Not observed during field surveys and focused narrow endemic plant surveys.

- San Miguel Savory (*Clinopodium chandleri*)
  Status: California Rare Plant Rank 1B.2
  Habitat(s): Rocky areas in chaparral, cismontane woodland, coastal scrub, riparian woodland, and valley and foothill grassland. Soils include rocky and gabbroic substrates. Known from 120 - 1075 meters (395 - 3525 feet) MSL. Blooms March through July.
  Status onsite: None. None. The Project site lacks suitable habitat and soils. Not observed during field surveys and focused narrow endemic plant surveys.

Several rare plant surveys were conducted during the blooming periods of the identified species above. No special status plant species were observed during the focused 2024 narrow endemic plant surveys and, and none are expected to occur onsite due to the lack of suitable habitat or suitable soil found on the Project site.

5.7.3 Section 6.1.4 Urban/Wildlands Interface

The Project site is not designated as an existing or proposed MSHCP Conservation Area or Core Linkage areas. However, the Project site is adjacent to the Santa Ana River, which is designated as a wildlife corridor known as Existing Core A within the MSHCP. MSHCP Existing Core A consists of Prado Basin and the Santa Ana River and functions as a linage, connecting Orange County to the west with San Bernardino County to the north. The Existing Core A is constrained on all sides by existing urban development and agricultural use, and planned land uses surrounding the Core exists largely of high impact land uses such as city and community development.

The Project site is composed of large spans of ruderal and disturbed habitat lacking suitable cover and resources that are typically associated with wildlife movement areas (i.e. water). Furthermore, the Project site is located at a substantially higher elevation than the Existing Core A of the MSHCP. The Project site includes several residential homes and fenced animal pens. Furthermore, north, west, and south of the Project is residential development and Vantage Point Church further restricting any regional movement. Therefore, the Project site is not used as a wildlife corridor, linkage, or specific travel route to and from nursery sites other important resources.

However, due to the adjacency to Existing Core A and preserving the high-quality riparian habitat found within the Santa Ana River, the Project site would have indirect impacts due to construction noise and lighting. Therefore, the Project would adhere to the urban/wildland guidelines interface for the management of edge factors.

5.7.4 Burrowing Owl Habitat Assessment (Section 6.3.2)

Per the MSHCP BUOW Survey Instructions, a Habitat Assessment was conducted on March 28, 2024 to determine any suitable BUOW habitat onsite. Burrows were observed

onsite along the fence line as well as debris piles. Following the habitat assessment, additional focused surveys took place on June 11, June 25, July 16 and August 8, 2024 as identified within Table 1 above. The surveys were conducted during typical BUOW peak activity time and was not conducted during rain, high winds (> 20 miles per hour), dense cloud cover >75%, or extreme temperatures. Prior to the commencement of the survey, CSLS biologists scanned the Study Area using binoculars to look for burrowing owl. The Study Area was assessed for the suitability to support burrowing owls and all suitable burrows were inspected for signs of use by burrowing owls.

No BUOWs or evidence of BUOWs were observed on site within the Study Area during the focused surveys. A majority of the Project site is characterized by vegetated ruderal and disturbed/developed habitats and contains suitably sized burrows and satellite burrows to provide suitable nesting habitat for BUOW. Much of the buffer area is developed or consists of the Santa Ana River. California ground squirrels and their burrows were observed within the Study Area. These burrows were actively utilized by the California ground squirrels and contained no BUOW or keys signs (sight, whitewash, burrows, bones, feathers, pellets, nests, and calls). Therefore, based on the focused surveys it is determined the Project site is not occupied by BUOW. Please refer to Appendix E for the complete results for the focused surveys.

5.8 Jurisdictional Areas

5.8.1 Summary of Jurisdictional Waters

No features meeting the definitions of Waters of the State or Waters of the United States were identified onsite. The Project site contains no vernal pools, wetlands, or riparian habitat.

To the east of the Project site, within the 500-foot buffer, is the Santa Ana River that meets the definition of Waters of the State or Waters of the United states. The offsite Santa Ana River jurisdictional feature that occurs within the 500-feet surrounding the Project site is shown on Figure 8.

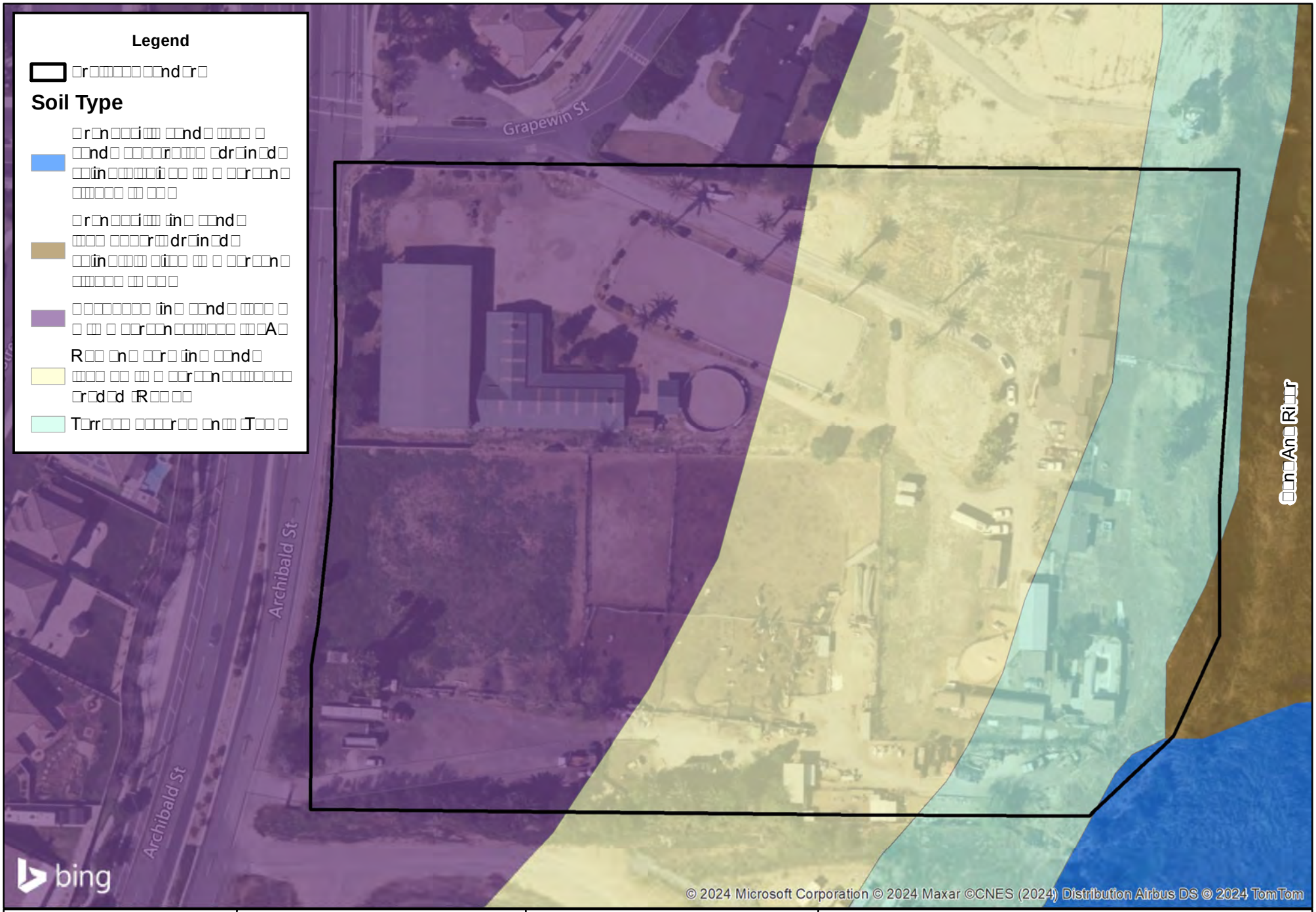
5.9 Soils Mapping

The United States Department of Agriculture Natural Resources Conservation Service lists five soil types (series) for the Project site (Figure 9). Please see below for the following soil type, which was used to determine the possibility for sensitive wildlife and plant species. No unique soil types as identified by the MSHCP, such as clays for vernal pools or soils for sensitive or rare plants, exist on the Project site. Furthermore, no soils that would potentially provide hydrophilic soils for vernal pools occur onsite.

The following soil types are mapped within the Study Area and shown on Figure 9:

- Grangeville sandy loam, sandy substratum, drained, saline-alkali , 0 to 5 percent slopes (GsB)

- Grangeville fine sandy loam, poorly drained, saline-alk ali, 0 to 5 percent slopes (GuB)
- Pachappa fine sandy loam, 0 to 2 percent slopes (PaA)
- Ramona very fine sandy loam, 0 to 8 percent slopes, eroded (ReC2)
- Terrace escarpments (TeG)



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FIGURE 9

6.0 Threshold of Significance

Appendix G of the CEQA Guidelines is used by public agencies in determining whether a project may have a significant impact on biological resources. Under Appendix G, a project may have a significant impact on biological resources if it would:

Threshold BIO-A Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

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

Threshold BIO-C Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Threshold BIO-D Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Threshold BIO-E Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Threshold BIO-F Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

For the purposes of this impact analysis the following definitions apply:

- "Substantial adverse effect" means loss or harm of a magnitude which, based on current scientific data and knowledge would: (1) substantially reduce population numbers of a listed, candidate, sensitive, rare, or otherwise special status species; (2) substantially reduce the distribution of a sensitive plant community/habitat type; or (3) eliminate or substantially impair the functions and values of a biological resource (e.g., streams, wetlands, or woodlands) in a geographical area defined by interrelated biological components and systems. In the case of this analysis, the prescribed geographical area is considered to be the region

that includes the USGS topographic quadrangle for the site. For some species, the geographic area may extend to the vicinity of the site based on known distributions of the species.

- "Conflict" means contradiction of a magnitude, which based on foreseeable circumstances, would preclude or prevent substantial compliance.

- "Rare" means: (1) that the species exists in such small numbers throughout all, or a significant portion of, its range that it may become endangered if its environment worsens; or (2) the species is likely to become endangered within the foreseeable future throughout all or a significant portion of its range and may be considered "threatened" as that term is used in the ESA.

7.0 Significance Determination and Proposed Mitigation

7.1 Regulatory Setting

Sensitive species are provided protection by either Federal or State resource management agencies, or both, under provisions of the ESA and CESA.

There are a number of performance criteria and standard conditions that must be met as part of any review and approval of the proposed Project. These include compliance with all of the terms, provisions, and requirements with applicable laws that relate to Federal, State, and local regulating agencies related to potential impacts to sensitive plant and wildlife species, wetlands, riparian habitats, and blue lined stream courses. Impacts are sometimes locally important but not significant because, although they would result in an adverse alteration of existing local conditions, they would not substantially diminish or result in the permanent loss of an important resource on a population-wide or region-wide basis.

7.2 Project Related Impacts

For the purpose of this assessment, Project-related impacts consist of direct and indirect impacts. Direct impacts are considered to be those that involve the loss, modification or disturbance of natural habitats (i.e., vegetation or plant communities), which in turn, directly affect plant and wildlife species dependent on that habitat. Direct impacts also include the destruction of individual plants or wildlife, which is typically the case in species of no to low mobility (i.e., plants, amphibians, reptiles, and small mammals). The collective loss of individuals in these manners may also directly affect regional population numbers of a species or result in the physical isolation of populations thereby reducing genetic diversity and, hence, population stability.

Indirect impacts are considered to be those that involve the effects of increases in ambient levels of sensory stimuli (e.g., noise, light), unnatural predators (e.g., domestic cats and other non-native animals), and competitors (e.g., exotic plants, non-native animals). Indirect impacts may be associated with the construction and/or operation of a project; therefore, these impacts may be both short-term and long-term in their duration. These impacts are commonly referred to as "edge effects" and may result in changes in the behavioral patterns of wildlife and reduced wildlife diversity and abundance in habitats adjacent to project sites.

The determination of impacts in this analysis is based on the proposed Project development plan and the biological values of the habitat and/or sensitivity of plant and wildlife species to be affected. Any recommended mitigation measures to address impacts are discussed below, along with compliance of existing regulations.

7.2.1 Impacts to Vegetation Communities

Direct impacts resulting from Project implementation consist of any ground-disturbing activities (i.e., vegetation removal, grading, paving, structures, landscaping, fuel modification zone, etc.). These areas would be permanently affected by the construction of the Project. Calculations are based on the currently proposed development design in conjunction with the vegetation map from the field survey and aerial imagery. The proposed development plan can be found on Figure 4.

Indirect temporary impacts to plant communities include the effects of fugitive dust created by grading activities, vehicle construction traffic, or offsite discharge of surface water runoff with its associated erosion and sedimentation. Grading-related dust could settle on plant surfaces and indirectly inhibit metabolic processes such as photosynthesis and respiration. Grading-related erosion, runoff, sedimentation, soil compaction, and alteration of drainage patterns may affect plants by altering site conditions so that the location in which they are growing becomes unfavorable. Another example of indirect impacts includes the introduction and spread of invasive, exotic plants which could result in permanent indirect impacts to adjacent native plant communities.

Figure 10 and Table 3 describe and list the approximate total acreages of vegetation communities that will be impacted by Project activities within the Project boundary. The Project impacts are concentrated along the western portion of the Project and avoids any direct impacts to Santa Ana River located to the east.

Table 3. Vegetation Community Impacts

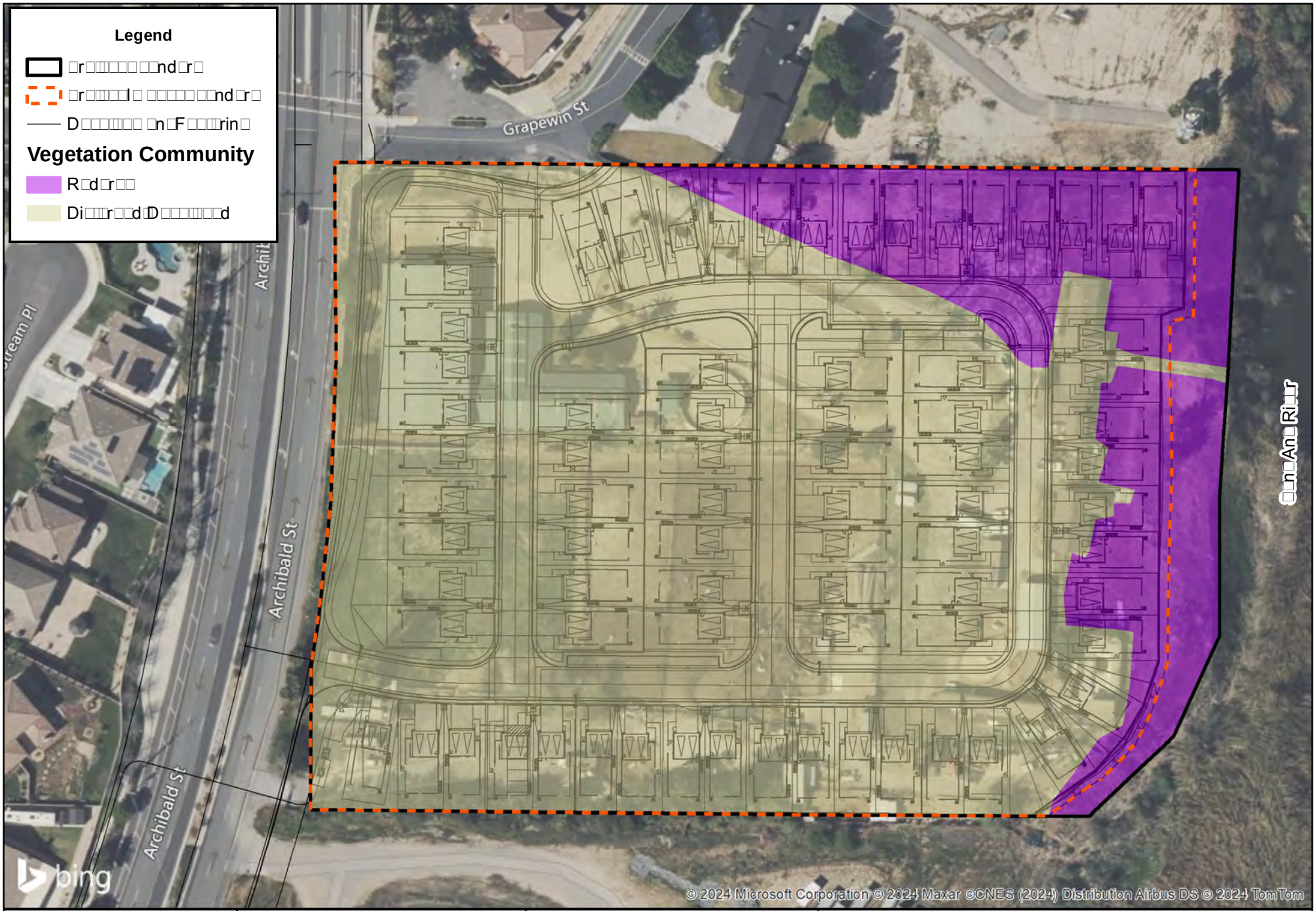
Vegetation Community	Existing Vegetation (acres)	*Impacts (acres)*	Avoided (acres)
Ruderal	1.64	1.23	0.41
Disturbed/Developed	6.66	6.65	0.01
TOTAL	8.30	7.88	0.42

7.2.2 Impacts to Jurisdictional Features

Since there are no jurisdictional features that meet the definition of Waters of the US or Waters of the State located on the Project site, no features will be impacted. The Santa Ana River located to the east of the Project will not be directly impacted with the implementation of the Project.

7.2.3 MSHCP Riparian/Riverine Impacts

No features meeting the definition of MSHCP Riparian/Riverine features are located on the Project site, therefore, no features will be impacted. The Santa Ana River located to the east of the Project will not be directly impacted with the implementation of the Project.



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FIGURE 10

7.3 Threshold BIO - A

Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Less than Significant with Mitigation Incorporated.

7.3.1 Sensitive Plant Species

As determined through the field surveys and focused rare plant surveys conducted, no special status plant species were observed within the Project site. There is no potential for special status plant species to occur on the Project site due to lack of suitable habitat or soils with the specified habitat to support the special status plant species. Therefore, no impact would occur.

7.3.2 Sensitive Wildlife Species

Of the identified 28 sensitive wildlife species occurring within the quad, a single sensitive species was audibly heard, southern California rufous-crowned sparrow onsite. Two sensitive species, the yellow-breasted chat and yellow warbler, were heard audibly during the field surveys within the Santa Ana River, which is heavily vegetated with riparian species. Biologists heard this species within the Santa Ana River corridor, located offsite, while surveying the eastern portion of the Project site. No riparian vegetation occurs onsite, therefore the Project site lacks suitable habitat for these species. A total of 3 species have low potential to occur onsite. Those species include tricolor blackbird, red-diamond rattlesnake, and Stephen's Kangaroo Rat. All of the species are Covered MSHCP species.

Development of the Project site would result in the impact of 7.88-acres of ruderal and disturbed/developed vegetation communities, potentially causing disruption removal of habitat for red-diamond rattlesnake. Ruderal and disturbed/developed habitat is considered somewhat suitable habitat for the species causing potential adverse impacts. These are species of special concern and are MSHCP Covered Species. Mitigation Measure Bio – 1 (MM BIO-1) outlines a Biological sweep prior to vegetation removal to ensure that Project implementation activities affecting potential suitable habitat and loss of the species is mitigated.

Development of the Project site would result in the impact of 1.23-acres of ruderal vegetation communities, potentially causing disruption removal of habitat for Stephen's kangaroo rat, a federally threatened species and a state threatened species. Ruderal habitat is considered somewhat suitable habitat for the species and may be used for burrowing for the Stephen's kangaroo rat causing potential adverse impacts. However, the Project falls within the Stephen's kangaroo rat Fee Area outlined in the Riverside

County SKR Habitat Conservation Plan, as well as being a covered MSHCP species. Mitigation Measure Bio – 2 (MM BIO-2) is proposed to ensure that Project implementation activities affecting potential suitable habitat of Stephen's kangaroo rat is mitigated; the Applicant shall make the appropriate mitigation fee payment into the MSHCP Stephen's Kangaroo rate fee payment program. This program ensures the conservation of Stephen's Kangaroo rat occupied habitats in order to offset the loss of potentially suitable habitat onsite.

Development of the Project site would result in the impact of 1.23-acres of ruderal vegetation communities, potentially causing disruption removal of foraging habitat for tricolored blackbird and southern California rufous-crowned sparrow. Ruderal habitat is considered somewhat suitable habitat for the species and may be used for foraging habitat for the species. These are species of special concern and are MSHCP Covered Species. Mitigation Measure Bio – 3 (MM BIO-3) outlines a pre-construction nesting bird survey during typical nesting season to ensure that Project implementation activities affecting potential suitable habitat and loss of the species is mitigated.

Furthermore, during construction of the Project, indirect short-term noise impacts could temporarily affect avian species during breeding activities within the Santa Ana River, including the yellow-breasted chat and yellow warbler that was heard within the Santa Ana River. Mitigation Measure Bio – 3 (MM BIO-3) is proposed to ensure that activities affecting potential nesting habitat are restricted to periods outside of the avian breeding season or, where activities must occur, pre-activity surveys and avoidance measures are implemented.

Therefore, potential impacts to sensitive wildlife species would be less than significant with implementation of the mitigation measures.

Due to the level of existing disturbance onsite and within the vicinity impacts to the vegetation communities would not be expected to reduce the general wildlife populations below self-sustaining levels within the region and impacts to wildlife species do not meet the significance thresholds. Therefore, impacts to common wildlife species would not be considered a significant impact and no mitigation is required.

Potential adverse indirect impacts to common wildlife including an increase in construction related noise; an increase in litter, pollutants, dust, oil, and other human debris during construction; and an increase in noise and nighttime lighting during long-term operations. As part of the Project design, Standard Best Management Practices (BMPs) are to be implemented to provide proper trash receptacles and management

of dust/oil/pollutants. Furthermore, these indirect impacts are short in duration, only occurring during construction activities.

Short-term noise from construction activities could temporarily affect common and sensitive wildlife during breeding activities, both onsite and to the adjacent Santa Ana River. Mitigation Measure Bio – 3 (MM BIO-3) is proposed to ensure that activities affecting potential nesting habitat are restricted to periods outside of the avian breeding season or, where activities must occur, pre-activity surveys and avoidance measures are implemented. Therefore, noise-related impacts would be less than significant with implementation of the mitigation measures.

Direct impacts associated with vegetation removal may occur to all avian species covered under the Migratory Bird Treaty Act (MBTA) with the removal of potential nesting and foraging habitat. The MBTA protects nesting activities of avian species. Under the Act it is unlawful to harm, harass, or take a nest. If Project construction is scheduled to occur during the typical breeding bird season (January 15 through August 31 for raptors and February 15 through August 31 for all other avian species), direct removal of vegetation and indirect short-term noise effects to birds that may forage or nest onsite or within the buffer area may occur. In order to reduce direct and indirect impacts on nesting birds, if vegetation removal and/or construction activities were to occur during nesting bird season, a pre-construction nesting bird survey would be required within five (5) days of disturbances during typical nesting bird season to delineate any active nests found within the Project site. The loss of foraging habitat on the Project site is not a significant impact due to the adjacency to open space and additional foraging habitat located south of the Project site. Pre-construction nesting bird surveys as outlined within Mitigation Measure BIO– 3 (MM BIO- 3) would ensure protection against direct impacts associated with vegetation removal or indirect impacts associated with construction related noise impacts for avian species covered under the MBTA during the typical nesting bird season. Implementation of MM BIO-1 through MM BIO-3 would reduce potential impacts to the avian species and special status wildlife to a less than significant level.

MM BIO-1 *Prior to ground disturbances a biological pre-disturbance sweep shall take place to ensure wildlife species, sensitive and common, are cleared before large equipment removes vegetation.*

MM BIO-2 *Prior to issuance of the grading permit, the Applicant shall pay the Stephen's Kangaroo Rat mitigation fee pursuant to City Ordinance No. 663. Per Ordinance No. 663, a fee of $500 per gross acre is required.*

MM BIO-3 *Prior to ground disturbances that would impact potentially suitable nesting habitat for avian species, the Project Applicant shall adhere to the following:*

1. *Vegetation removal activities shall be scheduled outside the nesting season (September 1 to February 14 for songbirds; September 1 to January 14 for raptors) to the extent feasible to avoid potential impacts to nesting birds and/or ground nesters.*

2. *Any construction activities that occur during typical nesting season (February 15 to August 31 for songbirds; January 15 to August 31 for raptors) will require that all suitable habitat, on-site and within 300-feet surrounding the site (as feasible), be thoroughly surveyed for the presence of nesting birds by a qualified biologist before commencement ground disturbances. If active nests are identified, the biologist would establish buffers around the vegetation (500 feet for raptors and sensitive species, 200 feet for non-raptors/non-sensitive species). All work within these buffers would be halted until the nesting effort is finished (i.e. the juveniles are surviving independent from the nest). The onsite biologist would review and verify compliance with these nesting boundaries and would verify the nesting effort has finished. Work can resume within these areas when no other active nests are found. Alternatively, a qualified biologist may determine that construction can be permitted within the buffer areas and would develop a monitoring plan to prevent any impacts while the nest continues to be active (eggs, chicks, etc.). Upon completion of the survey and any follow-up construction avoidance management, a report shall be prepared and submitted to City for mitigation monitoring compliance record keeping.*

7.3.3 Critical Habitat

The Project site contains a total of 2.25 acres of designated critical habitat for the least Bell's vireo within the eastern portion of the Project site. The Project site does not contain any constituent elements either the physical and biological features needed for life processes and successful reproduction of the listed species. Approximately 40-feet north and east of the Project site is designated critical habitat for the southwestern willow flycatcher. The Santa Ana River, located offsite and to the east of the Project site, includes suitable habitat for the two listed species and is identified as having past occurrences of the species. These bird species are migratory and indirect noise impacts may occur however, Mitigation Measure Bio – 3 (MM BIO-3) is proposed to ensure that Project implementation activities affecting potential nesting season are restricted to

periods outside of the breeding season or, where activities must occur, pre-construction surveys and avoidance measures are implemented.

Furthermore, the Santa Ana River is critical habitat for the Santa Ana Sucker. No impacts are anticipated to the Santa Ana River with the implementation of the Project. As part of the Project design a Storm Water Pollution Prevention Plan (SWPPP) would be prepared by the Project Engineer to ensure no run-off leaves the Project site.

Therefore, Implementation of MM BIO-3 would reduce potential impacts to a less than significant level.

7.4 Threshold BIO- B

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

No Impact.

7.4.1 Sensitive Plant Communities

No sensitive plant communities occur on the Project site. Therefore, no impacts would occur.

7.4.2 Jurisdictional Waters

No jurisdictional features occur onsite. The Santa Ana River, located offsite and to the east of the Project site is considered Waters of the United States and Waters of the State, as regulated by the Corps, RWQCB, and CDFW. No impacts are anticipated to occur to the Santa Ana River due to Project implementation. Therefore, no mitigation is required.

7.5 Threshold BIO - C

Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact.

No jurisdictional wetlands occur onsite. Therefore, there is no impacts anticipated and no mitigation is required.

7.6 Threshold BIO - D

Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Less than Significant with Mitigation Incorporated.

7.6.1 Wildlife Movement

No known wildlife corridors or linkage areas are identified in the MSHCP as a Core Linkage are located on the Project site onsite. However, the Project site is adjacent to the Santa Ana River, which is designated as a wildlife corridor known as Existing Core A within the MSHCP. MSHCP Existing Core A consists of Prado Basin and the Santa Ana River and functions as a linage, connecting Orange County to the west with San Bernardino County to the north. The Existing Core A is constrained on all sides by existing urban development and agricultural use, and planned land uses surrounding the Core exists largely of high impact land uses such as city and community development.

The Project site is further characterized by exposed areas that lack suitable vegetation cover outside and resources that are typically associated with wildlife movement areas (i.e. water). The Project site includes residential development, Vantage Point Church to the north, west, and south, and a steep slope to the Santa Ana River to the east. The site contains animal pens, equestrian stalls and arena, and residential homes all of which restrict any regional movement. Therefore, the Project site is not used as a wildlife corridor, linkage, or specific travel route to and from nursery sites other important resources.

The Project would not directly impact Existing Core A. However, the Project may indirectly impact Existing Core A. The Project indirect impacts by themselves would not be expected to interfere with the wildlands interface within the region; however, the due to the Santa Ana River being designated as the Existing Core A, the following Urban/Wildland Interface Guidelines will be implemented through the participation in the MSHCP and implemented through the Conditions of Approval.

Movement on a local scale likely occurs with species adapted to urban environments due to the surrounding development and disturbances in the vicinity of the site. Although implementation of the Project would result in disturbances to local wildlife movement within the site, those species adapted to urban areas would be expected to persist on-site following construction. As such, impacts would be less than significant, and no mitigation measures would be required.

7.6.2 Migratory Birds and Raptors

The Project site supports foraging habitat for migratory birds and raptors due to the ruderal and disturbed habitat occurring on the Project site. Nesting activity typically

occurs from January 15 through August 31 for raptors and February 15 through August 31 for all other avian species. Disturbing or destroying active nests is a violation of the MBTA (16 U.S.C. 703 et seq.). In addition, nests and eggs are protected under Fish and Wildlife Code Section 3503. As such, direct impacts to breeding birds (e.g. through nest removal) or indirect impacts (e.g. by noise causing abandonment of the nest) is considered a potentially significant impact. Compliance with the MBTA would reduce impacts to a less than significant level, as detailed in MM BIO-3.

7.7 Threshold BIO - E

Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact.

The Project is not subject to any local policies, such as a tree preservation ordinance, which protects biological resources. Therefore, no impacts would occur, and no mitigation is necessary.

7.8 Threshold BIO - F

Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Less than Significant with Mitigation Incorporated.

The Project site is located within the MSHCP. The Project site is not located within any MSHCP Criteria Areas, Cell Groups, or Subunits. Furthermore, the Project site is not located in survey areas for Amphibians, Mammals, or Special Linkage areas. The Project site is subject to Riparian and Riverine Areas pursuant to MSHCP Section 6.1.2, Narrow Endemic Plants, pursuant to Section 6.1.3, and Western Burrowing Owl overlay pursuant to MSHCP Section 6.3.2.

No MSHCP Riparian/Riverine features occur onsite. The Santa Ana River occurs offsite and to the east of the Project site within the 500-foot buffer, which meets the definition of riparian and/or riverine as outline within the MSHCP Section 6.1.2. The Project site does not contain suitable habitat for any of the riparian/riverine vernal pool species listed in Section 6.1.2 of the MSHCP, including listed fairy shrimp. No impacts to those species listed in Section 6.1.2 of the MSHCP are associated with Project implementation due to the lack of suitable habitat onsite. However during construction of the Project, indirect short-term noise impacts could temporarily affect Section 6.1.2 species heard and identified to occur within the Santa Ana River during breeding season, including the yellow-breasted chat and yellow warbler that was heard within the Santa Ana River. Mitigation Measure Bio – 3 (MM BIO-3) is proposed to ensure that activities affecting potential nesting habitat are restricted to periods outside of the avian breeding season

or, where activities must occur, pre-activity surveys and avoidance measures are implemented.

Furthermore, the Project site lacks suitable soils, sign of inundation (seasonal depression, soil cracking, etc.) and/or characteristic vernal pool plant species, no suitable habitat for fairy shrimp is present onsite. The Project site is dominated by well drained substrates and focused surveys for fairy shrimp are not warranted.

No impacts are anticipated to occur to the Santa Ana River due to Project implementation. Therefore, no mitigation is required, and no Determination of Biologically Equivalent or Superior Preservation (DBESP) is required. Therefore, the Project is consistent with the goals and objectives within MSHCP Section 6.1.2.

Portions of the Project site are located within the Narrow Endemic Plant Species Survey Areas (NEPSSA) Number 7, which include the following target species:

- San Diego ambrosia
- Brand's phacelia
- San Miguel savory

No special status plant species were observed during the 2024 focused surveys and none are expected to occur onsite due to the lack of suitable habitat or suitable soil found on the Project site; therefore, there are no potential impacts to special status plants due to Project implementation and no mitigation required. Therefore, the Project is consistent with the goals and objectives within MSHCP Section 6.1.3.

The indirect Project impacts by themselves would not be expected to interfere with the wildlands interface within the region; however, the due to the Santa Ana River being designated as the Existing Core A, the following Urban/Wildland Interface Guidelines will be implemented through the participation in the MSHCP and implemented through the Conditions of Approval.

Water Quality/Hydrology

The Project will comply with all applicable water quality regulations and Best Management Practices as part of prepared Water Quality Management Plan (WQMP) and Stormwater Pollution Prevention Plan (SWPPP) prepared for the Project and required by Conditions of Approval.

Toxics

Toxic sources within the Project Site would be limited to those commonly associated with landscape activities such as pesticides, insecticides, herbicides, and fertilizers. The Project will comply with all applicable water quality regulations to ensure adequate long-term treatment.

Lighting
Night lighting associated with the proposed Project site improvements that are adjacent to the Santa Ana River and Existing Core A would be directed away to reduce potential indirect impacts to wildlife species.

Noise
The Project site impacts are limited to the western portion of the site, which is adjacent to Archibald Street therefore, already subject to ambient roadway noise. Short-term construction related noise impacts will be reduced by the implementation of the following as implemented within the Conditions of Approval:

- During all Project Site excavation and construction on-site, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the Project site, which includes the Santa Ana River.
- The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the Project site during all project construction.
- The construction contractor shall limit all construction-related activities that would result in high noise levels according to the construction hours.

Invasive Species
As part of Project design, the landscape plans do not utilize any invasive species adjacent to the Santa Ana River/Existing Core A.

Implementation of the aforementioned guidelines will minimize Project indirect impacts to a less than significant level and would be consistent with the goals and objectives within MSHCP Section 6.1.4.

Furthermore, based on the Habitat Assessment and focused burrowing owl surveys it is determined the Project site is not occupied by BUOW. No BUOWs or evidence of BUOWs were observed within the Project site during the focused surveys. A majority of the Project site was characterized by ruderal fields, which may provide suitable nesting habitat for BUOW but lack proper vegetation cover for the species. Much of the buffer area is developed. California ground squirrels and their burrows were observed within the Study Area. These burrows were actively utilized by the California ground squirrels and contained no BUOW or keys signs (sight, whitewash, burrows, bones, feathers, pellets, nests, and calls).

Due to the negative results of the focused surveys and with the City's participation in the MSHCP, a BUOW pre-construction survey outlined within Mitigation Measure BIO-4

(MM BIO-4) will be required to ensure protection for this species and compliance with the conservation goals as outlined within the MSHCP.

MM BIO-4: *Prior to impacts, a pre-construction survey for burrowing owl within the Study Area (Project site and surrounding 500-foot buffer) shall be conducted by a qualified biologist where suitable habitat is present within 30 days to the commencement of ground disturbing activities.*

If active burrowing owl burrows are detected during the breeding season, all work within 300 feet of any active burrow will be halted until that nesting effort is finished. The on-site biologist will review and verify compliance with these boundaries and will verify the nesting effort has finished. Work can resume when no other active burrowing owl nesting efforts are observed.

If active burrowing owl burrows are detected outside the breeding season, then passive and/or active relocation pursuant to a Burrowing Owl Exclusion Plan that shall be prepared by the Applicant and approved by the County of Riverside Environmental Programs Department (EPD) in consultation with CDFW. The Burrowing Owl Exclusion Plan shall be prepared in accordance with guidelines in the CDFW Staff Report on Burrowing Owl (March 2012) and MSHCP.

Burrowing owl burrows shall be excavated with hand tools by a qualified biologist when determined to be unoccupied and backfilled to ensure that animals do not reenter the holes/dens.

With the implementation of MM BIO-4, potential impacts to burrowing owls are reduced to a less than significant level and the Project is consistent with the goals and objectives within MSHCP Section 6.3.2.

8.0 Cumulative Impacts

Cumulative impacts are defined as the direct and indirect effects of a proposed project which, when considered alone, would not be deemed a substantial impact, but when considered in addition to the impacts of related projects in the area, would be considered significant. "Related projects" refers to past, present, and reasonably foreseeable probable future projects, which would have similar impacts to the proposed Project. CEQA deems a cumulative impact analysis to be adequate if a list of "related projects" is included in the EIR or the proposed project is consistent with an adopted general, specific, master, or comparable programmatic plan [Section

15130(b)(1)(B)]. CEQA also states that no further cumulative impact analysis is necessary for impacts of a proposed project consistent with an adopted general, specific, master, or comparable programmatic plan [Section 15130(d)].

The loss of biological resources on the Project site must be considered in the context of the other development in the area. The Project's direct impact analysis identified four biological resources including; sensitive wildlife, nesting and foraging birds, and burrowing owl. When combined with impacts from other reasonably past, present, and future projects, could result in a cumulative biological impact.

Direct impacts may occur to sensitive wildlife, however, adherence and implementation of MM BIO – 1 and MM BIO – 2 will ensure impacts to sensitive species or their habitats are minimized thus reducing the Project's contribution to cumulative impacts to less than significant.

Direct impacts may occur to nesting birds, should construction activities and ground disturbances begin during the typical nesting season. However, adherence and implementation of MM BIO-3 will ensure impacts to avian species or their habitats are minimized thus reducing the Project's contribution to cumulative impacts to less than significant. Loss of foraging habitat is not considered significant due to adjacency of additional open space lands located within the vicinity, specifically south of the Project site.

Finally, impacts to burrowing owl could result in significant impacts. Pursuant to the MSHCP requirements, a pre-construction survey shall be conducted by a qualified Biologist to ensure protection for this species and compliance with the conservation goals as outlined within the MSHCP. With the implementation of MM BIO–4 impacts to the species are minimized thus reducing the Project's contribution to cumulative impacts to less than significant.

With the implementation of the above, the cumulative impacts would be less than significant with mitigation incorporated.

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APPENDIX A

Representative Photographs of the Vegetation Community



Most of the Project site consists of disturbed/developed and ruderal habitat.



The Project site is regularly mowed. Two residential homes occur on the Project site.



Located offsite and to the east is the Santa Ana River.



The Project site is developed with horse arena and stalls.



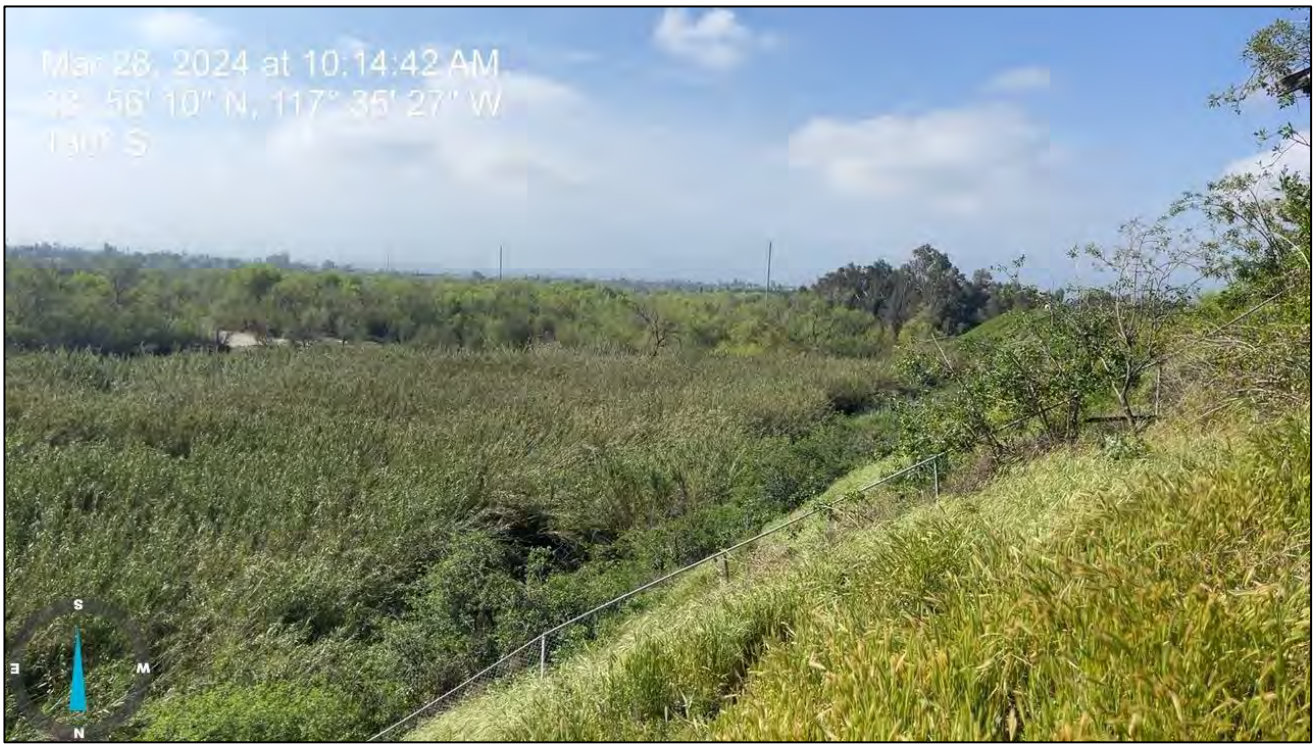
The Project site also includes pens with cattle, goats, chickens, peacocks, and guard dogs.



The Project site also includes pens with cattle, goats, chickens, peacocks, and guard dogs.



The Project site also includes pens with cattle, goats, chickens, peacocks, and guard dogs.



Offsite and located to the east of the Project site is Santa Ana River with Arundo thickets.



Most of the site includes non-native species.



The Project site include horse stalls and an arena.

APPENDIX B

Plant Species Recorded During Field Surveys

Appendix B contains the list of vascular plant taxa recorded during the 2024 biological survey conducted within the Project site. Plant nomenclature and taxonomic order is based on *The Jepson Manual: Vascular Plants of California, s*econd Edition (Baldwin *et al.* 2012).

Plant Species Observed during the Field Survey

EUDICOTS

VASCULAR SPECIES

APOCYNACEAE–Dogbane Family

Nerium oleander–oleander*

ASTERACEAE–Sunflower Family

Centaurea melitensis–Maltese star-thistle*

Erigeron canadensis–Canadian horseweed

Helminthotheca echioides–bristly oxtongue*

BRASSICACEAE–Mustard Family

Hirschfeldia incana–shortpod mustard*

CACTACEAE–Cactus Family

Opuntia littoralis–coast prickly pear

CHENOPODIACEAE–Goosefoot Family

Salsola australis–Russian thistle*

CUCURBITACEAE–Gourd Family

Cupaniopsis anacardioides–carrotwood*

GERANIACEAE–Geranium Family

Erodium moschatum–musky stork's bill*

MALVACEAE–Mallow Family

Malva parviflora–cheeseweed mallow*

SOLANACEAE–Nightshade Family

Nicotiana glauca–tree tobacco*

MONOCOTS

VASCULAR SPECIES

ARECACEAE–Palm Family

Phoenix canariensis–Canary Island date palm*

POACEAE–Grass Family

Bromus madritensis ssp. rubens–red brome*

Hordeum murinum–mouse barley*

APPENDIX C

Special Status Plant Species Potential Occurrence Determination

APPENDIX C

Special Status Plant Species Potential Occurrence Determination

This table summarizes conclusions from analysis and field surveys regarding the potential occurrence of special status plant species within the Study Area. This table includes a complete list of special status plant species found within the *Corona North* quadrangle and surrounding 8 quads with the potential to occur on the Project site were analyzed based on distribution, habitat requirements, and existing site conditions. During the field surveys, the potential for special status plant species to occur within the Study Area was assessed based on the following criteria:

- Present: observed on the site during the field surveys, or recorded on-site by other qualified biologists.

- Known to Occur: observed on site in the recent past, but not observed during the most recent biological survey.

- High potential to occur: observed in similar habitat in the region by a qualified biologist or habitat on the site is a type often utilized by the species, and the site is within the known distribution and elevation range of the species.

- Moderate potential to occur: reported sightings in surrounding region, or the site is within the known distribution and elevation range of the species, and habitat on the site is a type occasionally used by the species.

- Low potential to occur: the site is within the known distribution and elevation range of the species, but habitat on the site is rarely used by the species or for which there are no known recorded occurrences of the species within or adjacent to the site.

- None: a focused study failed to detect the species or no suitable habitat is present.

- Unknown: the species' distributional/elevation range and habitat are poorly known.

Even with field surveys, biologists assessed the probability of occurrence rather than make a definitive conclusion about species presence or absence. Failure to detect the presence of the species is not definitive, and may be due to variable effects associated with fire, rainfall patterns, and/or season.

Special Status Plants: Potential to Occur within the Study Area

Scientific Name	Common Name	Status	General Habitat Description	Potential For Occurrence within the Study Area
Abronia villosa var. aurita	chaparral sand-verbena	CRPR: 1B.1 MSHCP: Not covered	Annual herb of sandy areas in chaparral and coastal sage scrub. Known from 80 to 1,600 meters (300 to 5,300 feet) MSL. Blooming period: January through August.	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Allium marvinii	Yucaipa onion	CRPR: 1B.2 MSHCP: Covered	Habitats include chaparral (clay, openings). Known from 760 to 1,650 meters (2,495 to 3,49500 feet) MSL. Blooming period: April through May	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Allium munzii	Munz's onion	ST, FE CRPR: 1B.1 MSHCP: Covered	Habitats include chaparral, Cismontane woodland, Coastal scrub, Pinyon and juniper woodland, Valley and foothill grassland. Known from 297 - 1070 meters (975 - 3510 feet) MSL. Blooming Period: March through May	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Ambrosia pumila	San Diego ambrosia	FE, CRPR: 1B.1, MSHCP: Section 6.1.3 NEPSSA 7	Habitats supporting chaparral, coastal scrub, valley and foothill grasslands, and vernal pools. Observed in sandy loam or clay soils, sometimes alkaline soils. Known from 20 to 415 meters (65 to 1360 feet) MSL. Blooming period: June through September	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Arenaria paludicola	marsh sandwort	ST, FE CRPR: 1B.1, MSHCP: Not Covered	Habitats include marshes and swamps (brackish, freshwater). Known from 3 - 170 meters (10-560 feet) MSL. Blooming Period: May through August	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Astragalus brauntonii	Braunton's milk-vetch	FE CRPR: 1B.1 MSHCP: Not Covered	Habitats supporting chaparral, Coastal scrub, Valley and foothill grassland. Known from 4 - 640 meters (15 - 2100 feet) MSL. Blooming Period: January through August	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Atriplex coulteri	Coulter's saltbush	CRPR: 1B.2 MSHCP: Not Covered	Habitats supporting coastal bluff scrub, Coastal dunes, Coastal scrub, Valley and foothill grassland. Known from 3 - 460 meters (10 - 1510	None. No suitable habitat or soils are found within the Project site. Not observed during

Scientific Name	Common Name	Status	General Habitat Description	Potential For Occurrence within the Study Area
			feet) MSL. Blooming period: March through October	the field surveys or Sensitive Plant Surveys.
Baccharis malibuensis	Malibu baccharis	CRPR: 1B.1 MSHCP: Not Covered	Habitats supporting chaparral, Cismontane woodland, Coastal scrub, Riparian woodland. Known from 150 - 305 meters (490 - 1000 feet) MSL. Blooming Period: August	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Berberis nevinii	Nevin's barberry	FE, SE CRPR: 1B.1 MSHCP: Covered	Habitats supporting chaparral, Cismontane woodland, Coastal scrub, Riparian scrub. Known from 70 - 825 meters (230 - 2705 feet) MSL. Blooming Period: (Feb)March to June	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Brodiaea filifolia	Thread-leaved Brodiaea	FT, SE CRPR: 1B.1 MSHCP: Covered	Habitats include chaparral (openings), cismontane woodland, coastl scrub, playas, valley and foothill grasslands, and vernals pools often with clay soils. Known from 25 to 1,120 meters (80 to 3,675 feet) MSL. Blooming Period: March through June.	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Calochortus weedii var. intermedius	intermediate mariposa-lily	CRPR:1B.2 MSHCP: Covered	Habitats supporting chaparral, Coastal scrub, Valley and foothill grassland Known from 105 - 855 meters (345 - 2805 feet) MSL. Blooming Period: May through July	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Calystegia felix	lucky morning-glory	CRPR: 1B.1 MSHCP: Not Covered	Habitats supporting meadows and seeps (sometimes alkaline), Riparian scrub (alluvial). Historically associated with wetland and marshy places, but possibly in drier situations as well. Possibly silty loam and alkaline. Known from 30 - 215 meters (100 - 705 feet) MSL. Blooming Period: March through September	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Calystegia sepium ssp. binghamiae	Santa Barbara morning-glory	CRPR:1A MSHCP: Not Covered	Habitats supporting Marshes and swamps (coastal) Known from 5 meters (15 feet) MSL Blooming Period: August	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.

Scientific Name	Common Name	Status	General Habitat Description	Potential For Occurrence within the Study Area
Centromadia pungens ssp. laevis	smooth tarplant	CRPR:1B.2 MSHCP: Covered	Habitats supporting alkaline areas in chenopod scrub, meadows and seeps, ditches, playas, riparian woodland, and valley and foothill grassland. Known from below 480 meters (1,600 feet) MSL. Blooming period: April through September	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Chloropyron maritimum ssp. maritimum	salt marsh bird's-beak	SE, FE CRPR:1B.2 MSHCP: Not Covered	Habitats supporting coastal dunes, Marshes and swamps (coastal salt) Known from 0 - 30 meters (0 - 100 feet) MSL. Blooming period: May through October(Nov)	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Chorizanthe parryi var. fernandina	San Fernando Valley spineflower	SE CRPR: 1 B.1 MSHCP: Not Covered	Habitats supporting coastal scrub (sandy), Valley and foothill grassland Known from 150 - 1220 meters (490 - 4005 feet) MSL. Blooming period: April through July	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Chorizanthe parryi var. parryi	Parry's spineflower	CRPR:1B.2 MSHCP: Covered	Habitats supporting chaparral, Cismontane woodland, Coastal scrub, Valley and foothill grassland. Known from 275 - 1220 meters (900 - 4005 feet) MSL. Blooming Period: April through June	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Chorizanthe polygonoides var. longispina	long-spined spineflower	CRPR:1B.2 MSHCP: Covered	Habitats supporting chaparral, Coastal scrub, Meadows and seeps, Valley and foothill grassland, Vernal pools. Known from 30 - 1530 meters (100 - 5020 feet) MSL. Blooming Period: April through July	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Cladium californicum	California saw-grass	CRPR:2B.2 MSHCP: Not Covered	Habitats supporting marshes and swamps (alkaline, freshwater), Meadows and seeps. Known from 60 - 1600 meters (195 - 5250 feet) MSL. Blooming Period: June through September	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Dodecahema leptoceras	Slender-horned spineflower	SE, FE CRPR: 1B.1 MSHCP:	Habitat supporting Chaparral, Cismontane woodland, Coastal scrub (alluvial fans). Known from 200-760 meters (655-2495 feet) MSL.	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.

Scientific Name	Common Name	Status	General Habitat Description	Potential For Occurrence within the Study Area
			Blooming Period: April through June	
Deinandra paniculata	paniculate tarplant	CRPR: 4.2 MSHCP: Not covered	Habitats supporting coastal scrub and valley and foothill grassland/usually vernally mesic. Known from 25 to 9540 meters (80 to 3,085 feet) MSL. Blooming period: April through November.	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Dodecahema leptoceras	slender-horned spineflower	SE, FE CRPR:1B.1 MSHCP: Not Covered	Habitats supporting chaparral, Cismontane woodland, Coastal scrub (alluvial fans) Known from 200 - 760 meters (655 - 2495 feet) MSL. Blooming Period: April through June	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Dudleya multicaulis	many-stemmed dudleya	CRPR:1B.2 MSHCP: Covered	Habitats supporting chaparral, coastal scrub, and valley and foothill grassland. Often found on clay soils or granitic outcrops. Known from below 800 meters (< 2,600 feet) MSL. Blooming period: May through July.	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Eriastrum densifolium ssp. sanctorum	Santa Ana River woollystar	FE, SE CRPR: 1B.1 MSHCP: Covered	Found in sandy soils of floodplains and terraced fluvial deposits of the Santa Ana River and larger tributaries. Known from 120 to 625 meters (400 to 4,100 feet) MSL. Blooming period: June through September.	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Hesperocyparis forbesii	Tecate cypress	CRPR: 1B.1 MSHCP: Not Covered	Habitats supporting chaparral, Closed-cone coniferous forest. Known from 80 - 1500 meters (260 - 4920 feet) MSL. Blooming Period: N/A	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Hesperocyparis goveniana	Gowen cypress	FT CRPR: 1B.2 MSHCP: Not Covered	Habitats supporting chaparral (maritime), closed-cone coniferous forest. Known from 30 - 300 meters (100 - 985 feet) MSL. Blooming Period: N/A	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.

Scientific Name	Common Name	Status	General Habitat Description	Potential For Occurrence within the Study Area
Horkelia cuneata var. puberula	mesa horkelia	CRPR: 1B.1 MSHCP: Not Covered	Habitats supporting chaparral (maritime), cismontane woodland, Coastal scrub. Known from - 810 meters (230 - 2660 feet) MSL. Blooming Period: February through July(Sep)	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Lasthenia glabrata ssp. coulteri	Coulter's goldfields	CRPR: 1B.1 MSHCP: Covered	Habitats supporting marshes and swamps (coastal salt), Playas, Vernal pools. Known from 1 - 1220 meters (5 - 4005 feet) MSL. Blooming Period: February through June	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Lepechinia cardiophylla	heart-leaved pitcher sage	CRPR: 1B.2 MSHCP: Covered	Habitats supporting chaparral, Cismontane woodland, Closed-cone coniferous forest Known from 520 - 1370 meters (1705 – 4495) feet MSL. Blooming Period: April through July	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Lepidium virginicum var. robinsonii	Robinson's pepper-grass	CRPR: 4.3 MSHCP: Not covered	Dry soils on chaparral and coastal sage scrub often around rock outcrops. Widespread throughout southern California foothills in dry, exposed locales. Blooming period: January to July	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Lycium parishii	Parish's desert-thorn	CRPR: 2B.3 MSHCP: Not covered	Habitats supporting coastal scrub, Sonoran desert scrub. Known from 135- 1000 meters (445- 3280 feet) MSL. Blooming Period: March through April	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Malacothamnus parishii	Parish's bushmallow	CRPR: 1A MSHCP: Not Covered	Habitats supporting chaparral, Coastal scrub Known from 305 - 455 meters (1000-1495 feet) MSL. Blooming Period: June through July	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Monardella australis ssp. jokerstii	Jokerst's monardella	CRPR: 1B.1 MSHCP: Not Covered	Habitats supporting chaparral, Lower montane coniferous forest. Known from 1350 - 1750 meters (4430 - 5740 feet) MSL. Blooming Period: July through September	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.

Scientific Name	Common Name	Status	General Habitat Description	Potential For Occurrence within the Study Area
Monardella hypoleuca ssp. intermedia	intermediate monardella	CRPR: 1B.3 MSHCP: Not Covered	Habitats include Chaparral, Cismontane woodland, Lower montane coniferous forest (sometimes). Known from 400 - 1250 meters (1310 - 4100 feet) MSL. Blooming Period: April through September	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Monardella pringlei	Pringle's monardella	CRPR: 1A MSHCP: Not Covered	Habitats include Coastal scrub with sandy soils. Known From 300 - 400 meters (985 - 1310 feet) MSL. Blooming period: May through June	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Muhlenbergia utilis	aparejo grass	CRPR: 2B.2 MSHCP: Not Covered	Habitats include Chaparral, Cismontane woodland, Coastal scrub, Marshes and swamps, Meadows and seeps Known from 25 - 2325 meters (80 - 7630 feet) MSL. Blooming Period: March through October	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Nama stenocarpa	mud nama	CRPR: 2B.2 MSHCP: Covered	Habitats include Marshes and swamps (lake margins, riverbanks) Known from 5 - 500 meters (15 - 1640 feet) MSL. Blooming Period: January through July	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Navarretia prostrata	prostrate vernal pool navarretia	CRPR: 1B.2 MSHCP: Covered	Habitats include Coastal scrub, Meadows and seeps, Valley and foothill grassland (alkaline), Vernal pools. Known from 3 - 1210 meters (10-3970 feet) MSL. Blooming Period: April through July	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Nolina cismontana	chaparral nolina	CRPR: 1B.2 MSHCP: Not Covered	Habitats include Chaparral and Coastal scrub. Known from 140-1275 meters (460- 4185 Feet) MSL. Blooming Period: (Mar)May through July	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.

Scientific Name	Common Name	Status	General Habitat Description	Potential For Occurrence within the Study Area
Penstemon californicus	California beardtongue	CRPR: 1B.2 MSHCP: Covered	Habitats include chaparral, Lower montane coniferous forest, Pinyon and juniper woodland. Known from 1170 - 2300 meters (3840 - 7545 feet) MSL. Blooming Period: May through June(Aug)	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Pentachaeta aurea ssp. allenii	Allen's pentachaeta	CRPR: 1B.1 MSHCP: Covered	Habitats include coastal scrub (openings), Valley and foothill grassland Known from 75 - 520 meters (245 - 1705 feet) MSL. Blooming Period: March through June	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Phacelia keckii	Santiago Peak phacelia	CRPR: 1B.3 MSHCP: Covered	Habitats include chaparral and closed-cone coniferous forest. Known from 545 - 1600 meters (1790 - 5250 feet) MSL. Blooming period: May through July	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Phacelia stellaris	Brand's phacelia	CRPR: 1B.1 MSHCP: Section 6.1.3 NEPSSA 7	Habitats supporting coastal dunes and coastal scrub Known from below 1 to 400 meters (5 to 1,310 feet) MSL. Blooming period: March through June	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Pseudognaphalium leucocephalum	white rabbit-tobacco	CRPR: 2B.2 MSHCP: Not Covered	Habitats include Chaparral, Cismontane woodland, Coastal scrub, Riparian woodland. Known from 0 - 2100 meters (0 - 6890 feet) MSL Blooming Period: (Jul)August through November(Dec)	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Satureja chandleri	San Miguel savory	CRPR: 1B.2 MSHCP: Section 6.1.3 NEPSSA 7	Rocky areas in chaparral, cismontane woodland, coastal scrub, riparian woodland, and valley and foothill grassland. Soils include rocky and gabbroic substrates. Known from 120 - 1075 meters (395 - 3525 feet) MSL. Blooming period: March through July	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Senecio aphanactis	chaparral ragwort	CRPR: 2B.2 MSHCP: Not	Habitats supporting chaparral, Cismontane woodland, and Coastal scrub. Known from 15 - 800 meters (50 - 2625 feet) MSL.	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.

Scientific Name	Common Name	Status	General Habitat Description	Potential For Occurrence within the Study Area
		Covered Blooming Period: January through April(May)		
Sidalcea neomexicana	salt spring checkerbloom	CRPR: 2B.2 MSHCP: Not Covered	Habitats include Chaparral, Coastal scrub, Lower montane coniferous forest, Mojavean desert scrub, Playas. Known From 15 - 1530 meters (50 - 5020 feet) MSL. Blooming Period: March through June	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Sphenopholis obtusata	prairie wedge grass	CRPR: 2B.2 MSHCP: Not Covered	Habitats include Cismontane woodland, Meadows and seeps. Known from 300 - 2000 meters (985 - 6560 feet) MSL. Blooming Period: April through July	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Symphyotrichum defoliatum	San Bernardino aster	CRPR: 1B.2 MSHCP: Not Covered	Habitats include Cismontane woodland, Coastal scrub, Lower montane coniferous forest, Marshes and swamps, Meadows and seeps, Valley and foothill grassland (vernally mesic). Known from 2 - 2040 meters (5 - 6695 feet) MSL. Blooming Period: July through November	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Thysanocarpus rigidus	rigid fringepod	CRPR: 1B.2 MSHCP: Not Covered	Habitats include Pinyon and juniper woodland. Known from 600 - 2200 meters (1970 - 7220 feet) MSL. Blooming Period: February through May	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.

Legend
<u>*Federal Endangered Species Act (ESA) Listing Codes:*</u> federal listing is pursuant to the Federal Endangered Species Act of 1973, as amended (ESA). FE = federally listed as endangered: any species, subspecies, or variety of plant or animal that is in danger of extinction throughout all or a significant portion of their range. FT = federally listed as threatened: any species, subspecies, or variety of plant or animal that is considered likely to become endangered throughout all or a significant portion of its range within the foreseeable future. <u>*California Endangered Species Act (CESA) Listing Codes:*</u> state listing is pursuant to § 1904 (Native Plant Protection Act of 1977) and §2074.2 and §2075.5 (California Endangered Species Act of 1984) of the Fish and Game Code, relating to listing of Endangered, Threatened and Rare species of plants and animals. SE = state listed as endangered: any species, subspecies, or variety of plant or animal that are in serious danger of becoming extinct throughout all, or a significant portion, of their range.

ST = state listed as threatened: any species, subspecies, or variety of plant or animal that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future.

California Rare Plant Ranks (Formerly known as CRPR Lists): the CRPR is a statewide, non-profit organization that maintains, with CDFG, an Inventory of Rare and Endangered Plants of California. In the spring of 2011, CRPR and CDFG officially changed the name "CRPR List" or "CRPR Ranks" to "California Rare Plant Rank" (or CPRP). This was done to reduce confusion over the fact that CRPR and CDFG jointly manage the Rare Plant Status Review Groups and the rank assignments are the product of a collaborative effort and not solely a CRPR assignment.

CRPR: 1B - California Rare Plant Rank 1B (formerly List 1B): Plants Rare, Threatened, or Endangered in California and Elsewhere. All of the plants constituting California Rare Plant Rank 1B meet the definitions of Sec. 1901, Chapter 10 (Native Plant Protection Act) or Sections 2062 and 2067 (California Endangered Species Act) of the California Department of Fish and Game Code, and are eligible for state listing. It is mandatory that they be fully considered during preparation of environmental documents relating to CEQA.

CRPR: 2 - California Rare Plant Rank 2 (formerly List 2): Plants Rare, Threatened, or Endangered in California, But More Common Elsewhere. All of the plants constituting California Rare Plant Rank 2 meet the definitions of Sec. 1901, Chapter 10 (Native Plant Protection Act) or Sections 2062 and 2067 (California Endangered Species Act) of the California Department of Fish and Game Code, and are eligible for state listing. It is mandatory that they be fully considered during preparation of environmental documents relating to CEQA.

CRPR: 4 - California Rare Plant Rank 4 (formerly List 4): Plants of Limited Distribution - A Watch List. Very few of the plants constituting California Rare Plant Rank 4 meet the definitions of Sec. 1901, Chapter 10 (Native Plant Protection Act) or Secs. 2062 and 2067 (California Endangered Species Act) of the California Department of Fish and Game Code, and few, if any, are eligible for state listing. Nevertheless, many of them are significant locally, and CRPR and CDFG strongly recommend that California Rare Plant Rank 4 plants be evaluated for consideration during preparation of environmental documents relating to CEQA.

California Native Plant Society (CRPR) Threat Ranks: The CRPR Threat Rank is an extension added onto the California Rare Plant Rank (CRPR) and designates the level of endangerment by a 1 to 3 ranking with 1 being the most endangered and 3 being the least endangered. A Threat Rank is present for all California Rare Plant Rank 1B's, 2's, 4's, and the majority of California Rare Plant Rank 3's. California Rare Plant Rank 4 plants are seldom assigned a Threat Rank of 0.1, as they generally have large enough populations to not have significant threats to their continued existence in California; however, certain conditions exist to make the plant a species of concern and hence be assigned a California Rare Plant Rank. In addition, all California Rare Plant Rank 1A (presumed extinct in California), and some California Rare Plant Rank 3 (need more information) plants, which lack threat information, do not have a Threat Rank extension.

0.1 = seriously endangered in California (over 80% of occurrences threatened / high degree and immediacy of threat)
0.2 = fairly endangered in California (20-80% occurrences threatened / moderate degree and immediacy of threat)

Sources:

- Calflora website - search for plants (Calflora 2024).
- CRPR Inventory of Rare and Endangered Plants (CRPR 2024).
- The Jepson Manual: *Vascular Plants of California,* second edition (Baldwin *et al.* 2012).
- RareFind, CDFW, California Natural Diversity Database (CNDDB) (CDFW 2024f).
- State and Federally Listed Endangered, Threatened, and Rare Plants of California (CDFW 2024i).
- Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP, 2016)

APPENDIX D

Special Status Wildlife Potential Occurrence Determination

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Special Status Wildlife Potential Occurrence Determination

This table summarizes conclusions from analysis and field surveys regarding the potential occurrence of special status wildlife species within the Study Area. During the field surveys, the potential for special status wildlife species to occur within the Study Area was assessed based on the following criteria:

- Present: observed on the site during the field surveys, or previously recorded on-site by other qualified biologists.

- Known to Occur: observed on site in the recent past, but not observed during the most recent biological survey.

- High potential to occur: observed in similar habitat in the region by a qualified biologist or habitat on the site is a type often utilized by the species, and the site is within the known distribution and elevation range of the species.

- Moderate potential to occur: reported sightings in surrounding region, or the site is within the known distribution and elevation range of the species, and habitat on the site is a type occasionally used by the species.

- Low potential to occur: the site is within the known distribution and elevation range of the species, but habitat on the site is rarely used by the species or for which there are no known recorded occurrences of the species within or adjacent to the site.

- None: a focused study failed to detect the species or no suitable habitat is present.

- Unknown: the species' distributional/elevation range and habitat are poorly known.

Even with field surveys, biologists assessed probability of occurrence rather than make definitive conclusions about species presence or absence. Failure to detect the species is not definitive, and may be due to variable effects associated with migration, weather, fire, and/or time of day and year.

Special Status Wildlife: Potential to Occur within the Project Site

Scientific Name	Common Name	Status	General Habitat Description	Potential For Occurrence within the Project site
Accipiter cooperii	Cooper's hawk	WL MSHCP: Covered	The Cooper's hawk breeds primarily in riparian areas and oak woodlands and is most common in montane canyons. It frequents landscapes where wooded areas occur in patches and groves and often uses patchy woodlands and edges with snags for perching. Dense stands with moderate crown-depths are usually used for nesting. They hunt in broken woodland and habitat edges. Within the range in California, it most frequently uses dense stands of live oak, riparian deciduous or other forest habitats near water. They are also found and can breed in suburban and urban settings.	Low. Suitable foraging habitat occurs onsite. Any potential impacts during nesting season are mitigated by MM BIO-3.
Actinemys pallida	Southwestern pond turtle	FPT, SSC MSHCP: Covered	Found in ponds, lakes, rivers, streams, creeks, marshes, and irrigation ditches, with abundant vegetation, and either rocky or muddy bottoms, in woodland, forest, and grassland. In streams, prefers pools to shallower areas. Logs, rocks, cattail mats, and exposed banks are required for basking. May enter brackish water and even seawater.	None. Suitable habitat does not exist within the Project site. Not observed during field surveys.
Agelaius tricolor	Tricolored blackbird	BLMS, SSC, BCC MSHCP: Covered	Colonies require nearby water, a suitable nesting substrate, and open-range foraging habitat composed of grassland, woodland, or agricultural cropland.	Low. Suitable foraging habitat including ruderal habitat occurs on site and suitable habitat occurs within the Santa Ana River located offsite to the east of the Project site. Species is a MSHCP covered species. Any impacts during nesting season are mitigated through MM BIO-3. Not observed during field surveys.
Aimophila ruficeps canescens	Southern California rufous-crowned sparrow	WL MSHCP: Covered	Species is found on grass-covered hillsides, coastal sage scrub, and chaparral and often occur near the edges of the denser scrub and chaparral associations. Preference is shown for tracts of California sagebrush. Optimal habitat consists of	Present. Species was heard audibly during one of the field surveys. Species is a covered MSHCP species. Any potential impacts during nesting season are

Scientific Name	Common Name	Status	General Habitat Description	Potential For Occurrence within the Project site
			sparse, low brush or grass, hilly slopes preferably interspersed with boulders and outcrops. The species may occur on steep grassy slopes without shrubs if rock outcrops are present. It is a very secretive species.	mitigated by MM BIO-3.
Ammodramus savannarum	Grasshopper sparrow	SSC MSHCP: Covered	Grasshopper Sparrows occur in grasslands, prairies, hayfields, and open pastures with little to no scrub cover and often with some bare ground. Birds in the western part of the range can tolerate some brushy habitat but avoid areas that are too overgrown.	None. The site lacks suitable habitat. Not observed during field surveys.
Anaxyrus californicus	Arroyo toad	FE, SSC MSHCP: Covered	The arroyo toad is found in the southern part of the Coast Ranges from northern San Luis Obispo Co. south to Baja California. This species is found in semi-arid regions near washes or intermittent streams. Habitats used include valley-foothill and desert riparian as well as a variety of more arid habitats including desert wash, palm oasis, and Joshua tree, mixed chaparral and sagebrush. A	None. The site lacks suitable habitat. Not observed during field surveys.
Anniella stebbinsi	Southern California legless lizard	SSC MSHCP: Not Covered	Coastal sand dunes and a variety of interior habitats, including sandy washes and alluvial fans.	None. The site lacks suitable habitat and soil. Not observed during field surveys
Antrozous pallidus	Pallid bat	SSC, BLMS MSHCP: Not covered	Found in a wide variety of habitats is occupied, including grasslands, shrublands, woodlands, and forests from sea level up through mixed conifer forests. The species is most common in open, dry habitats with rocky areas for roosting	None. The site lacks suitable habitat and soil. Not observed during field surveys
Arizona elegans occidentalis	California glossy snake	SSC MSHCP: Not Covered	This species is found in a variety of habitats, primarily arid scrub areas with sparse vegetation including chaparral and grasslands areas.	Low. Limited habitat is found onsite due to the presence of rodent burrows and ruderal brush found onsite. The ruderal habitat is frequently mowed providing less covered for the species. This is a covered species within the MSHCP. Any impacts to the species are mitigated through MM BIO-1. Not observed during

Scientific Name	Common Name	Status	General Habitat Description	Potential For Occurrence within the Project site
				field surveys.
Aquila chrysaetos	Golden Eagle	BLMS, FP, WL, BBC MSHCP: Covered	Rolling foothills, mountain areas, sage-juniper flats, & desert. Cliff-walled canyons provide nesting habitat in most parts of range; also, large trees in open areas.	None. Suitable habitat does not exist within the Project site. Not observed during field surveys.
Artemisiospiza belli	Bell's sage sparrow	WL, BBC MSHCP: Covered	Chaparral and coastal sage scrub along the coastal lowlands, inland valleys and in the lower foothills of local mountains.	None. The site lacks suitable habitat for foraging and nesting. Not observed during field surveys.
Asio otus	Long-eared owl	SSC	Riparian habitats are required by the long-eared owl, but it also uses live-oak thickets and other dense stands of trees.	None. The site lacks suitable habitat and soil. Not observed during field surveys.
Aspidoscelis hyperythra beldingi	Orange-throated whiptail	SSC, FSS MSHCP: Covered	The species is generally found in semi-arid brushy areas typically with loose soil and rocks, including washes, stream sides, rocky hillsides, and coastal chaparral. Habitat types include low elevation chaparral, non-native grassland, (Riversidian) coastal sage scrub, juniper woodland and oak woodland. Associations include alluvial fan scrub and riparian areas. Friable soil appears to be a necessary requirement for excavating burrows and hiding eggs.	None. The site lacks suitable habitat and soil. Not observed during field surveys.
Athene cunicularia hypugaea	Burrowing owl	SCE, BLMS, BCC MSHCP: Covered	Burrowing owls are a year-round resident of California including habitats of open, dry grassland, and desert. They are generally restricted to mostly flat, open country with suitable nest sites. They use rodent or other burrows for roosting and nesting cover and acquire their burrows from either abandonment or eviction. Burrowing owls typically hunt from a perch.	None. A habitat assessment and a series of focused surveys were performed, and it was determined the Project site does not contain occupied burrows or diagnostic signs of burrowing owls. Therefore, the Project site is not occupied by burrowing owl. The results of the burrowing owl habitat and focused surveys can be found in Appendix E. Not observed during the field surveys.
Aspidoscelis tigris stejnegeri	Coastal whiptail	SSC	This species is found in a variety of habitats, primarily hot and dry open areas with sparse vegetation	Low. Limited habitat is found onsite due to the presence of rodent burrows and

Scientific Name	Common Name	Status	General Habitat Description	Potential For Occurrence within the Project site
		MSHCP: Covered	including chaparral, woodland, and riparian areas. This subspecies is found in coastal southern California, north into Ventura County, and south into Baja California. Additional important habitat characteristics include Important habitat components include shrub cover with accumulated leaf litter, and an abundance of invertebrate prey, particularly termites.	ruderal brush found onsite. The ruderal habitat is frequently mowed providing less covered for the species. This is a covered species within the MSHCP. Any impacts to the species are mitigated through MM BIO-1. Not observed during field surveys.
Bombus crotchii	Crotch bumble bee	SCE MSHCP: Not Covered	The crotch bumble bee inhabits open grassland and scrub habitats. This species occurs primarily in California, including the Mediterranean region, Pacific Coast, Western Desert, Great Valley, and adjacent foothills through most of southwestern California. Crotch Bumble Bee is a generalist forager and visits a variety of flowering plants. It is a short-tongued bumble bee and is therefore best suited to forage on open flowers with short corollas. Plant families most commonly associated with Crotch bumble bee records in California include Fabaceae, Apocynaceae, Asteraceae, Lamiaceae, Hydrophyllacae, Asclepiadaceae, and Boraginaceae. Other reports commonly associate Crotch bumble bee with plants in the genera Asclepias, Chaenactis, Lupinus, Medicago, Phacelia, and Salvia as nectaring sources.	None. The Project site lacks suitable nectaring sources for the species. While burrows occur onsite that could potentially provide overwintering possibilities, the burrows were actively used by small mammals. Furthermore, the site is disturbed with active animal pens and regular activity. No suitable habitat is found within the Project site. Not observed during the field surveys.
Branchinecta sandiegonensis	San Diego fairy shrimp	FE MSHCP:	They are generally restricted to vernal pools and other non-vegetated ephemeral basins that are between 2 and 12 inches in depth. It is found in Riverside, Orange and San Diego counties and in northwestern Baja California, Mexico.	None. No suitable habitat is found within the Project site. Not observed during the field surveys.
Buteo swainsoni	Swainson's hawk	ST, BLMS, BCC MSHCP: Covered	Swainson's hawks require large, open areas with abundant prey in association with suitable nest trees. Suitable foraging areas include native grasslands or lightly grazed pastures and croplands, open deserts, sparse shrub lands. Swainson's hawks often nest	None. While the Project site includes ruderal habitat, it is routinely maintained for minimal vegetation cover and does not provide suitable foraging habitat. No suitable habitat is found within the

Scientific Name	Common Name	Status	General Habitat Description	Potential For Occurrence within the Project site
			peripherally to riparian systems of the valley, as well as utilizing lone trees or groves of trees, such as oaks, cottonwoods, walnuts and willows, adjacent to their hunting areas. In the Great Basin, they typically nest in juniper trees of juniper-sage flats not near riparian zones.	Project site. The adjacent Santa Ana River, located offsite and to the east of the Project site, could provide potential nesting habitat for the species. Not observed during the field surveys. Any indirect impact are mitigated through MM BIO-3.
Campylorhynchus brunneicapillus sandiegensis	Coastal cactus wren	SSC,BCC MSHCP: Covered	Live in scrubby areas in the Chihuahuan, Sonoran, and Mojave Deserts as well as in coastal sage scrub in California and thorn-scrub areas in Tamaulipas, Mexico. They inhabit areas with cholla, saguaro, and prickly-pear cacti, catclaw acacia, mesquite, whitethorn, desert willow, yucca, palo verde, and other desert shrubs	None. No suitable habitat is found within the Project site. Not observed during the field surveys.
Catostomus santaanae	Santa Ana sucker	FT, SSC MSHCP: Covered	Found in permanent streams with substrates that are generally coarse and consist of gravel rubble, and boulders with growths of filamentous algae.	None. No suitable habitat is found within the Project site. Not observed during the field surveys.
Ceratochrysis longimala	Desert cuckoo wasp	MSHCP: Not Covered	The preferable habitat of the wasp is a hot climate, the most species diversity is found in the hot desert regions, nonetheless, they are also found in the temperate and tropical forests	None. No suitable habitat is found within the Project site. Not observed during the field surveys.
Chaetodipus fallax fallax	Northwestern San Diego pocket mouse	SSC MSHCP: Covered	This species is a common resident of sandy herbaceous areas, often on sandy substrates (rocks or coarse gravel) in southwestern California. In San Diego County the species occurs mainly in arid coastal and desert border areas. Habitats include coastal scrub, chamise-redshank chaparral, mixed chaparral, sagebrush, desert wash, desert scrub, desert succulent shrub, pinyon-juniper, and annual grassland.	None. The site lacks suitable habitat. Not observed during field surveys.
Coccyzus americanus occidentalis	Western yellow-billed cuckoo	FT, SE, FSS, BCC MSHCP:	This species is an uncommon to rare summer resident of valley foothill and desert riparian habitats in scattered locations in California. Formerly much more common and widespread throughout lowland	None. While suitable habitat occurs within the Santa Ana River located offsite to the east of the Project site, the Project site does not include suitable foraging or

Scientific Name	Common Name	Status	General Habitat Description	Potential For Occurrence within the Project site
		Covered	California. Roosts and nests in densely foliaged, deciduous trees and shrubs in extensive thickets, particularly willows.	nesting habitat onsite. Species is a MSHCP covered species. Any indirect impacts during nesting season are mitigated through MM BIO-3. Not observed during field surveys.
Coleonyx variegatus abbotti	San Diego banded gecko	SSC MSHCP: Covered	The species ranges through most of Southern California north into the extreme southern part of Nevada and the southwestern tip of Utah, across northwest, southwest, and southeast Arizona into the bootheel of New Mexico, and south down the western edge of the state of Sonora, Mexico and down the entire length of Baja California. The species occurs in rocky areas in coastal sage and chaparral.	None. The site lacks suitable habitat. Not observed during the field surveys.
Coturnicops noveboracensis	Yellow rail	SSC MSHCP: Not Covered	Yellow Rails occur in shallow marshes with fairly short vegetation. For breeding, taller emergent vegetation like cattails does not attract Yellow Rails, but they sometimes nest nearby, where water is shallower and vegetation shorter. They often nest among sedges and bulrushes. Because water levels change frequently in the prairies, nesting locations are not consistent in some areas from year to year. Migrating Yellow Rails turn up in wet meadows, shallow marshes, and agricultural fields with grassy cover or heavy stubble. Wintering Yellow Rails use shallow wetlands as they do in breeding areas, typically dominated by sedges, rushes, bulrushes, and grasses.	None. While suitable habitat occurs within the Santa Ana River located offsite to the east of the Project site, the Project site does not include suitable foraging or nesting habitat onsite. Not observed during field surveys. Any indirect impacts during nesting season are mitigated through MM BIO-3. Not observed during field surveys.
Crotalus ruber	Red-diamond rattlesnake	SSC, FSS MSHCP: Covered	It can be found from the desert, through dense chaparral in the foothills (it avoids the mountains above around 4,000 feet), to warm inland mesas and valleys, all the way to the cool ocean shore. It is most commonly associated with heavy brush with large rocks or boulders. Dense chaparral in the foothills,	Low. Limited habitat is found onsite due to the presence of rodent burrows and ruderal brush found onsite. The ruderal habitat is frequently mowed providing less covered for the species. This is a covered species within the MSHCP. Any

Scientific Name	Common Name	Status	General Habitat Description	Potential For Occurrence within the Project site
			cactus or boulder associated coastal sage scrub, oak and pine woodlands, and desert slope scrub associations are known to carry populations of the northern red-diamond rattlesnake, however, chamise and red shank associations may offer better structural habitat for refuges and food resources for this species than other habitats. They need rodent burrows, cracks in rocks or surface cover objects.	impacts to the species are mitigated through MM BIO-1. Not observed during field surveys.
Danaus plexippus	Monarch Butterfly	FT MSHCP: Not covered	Monarch butterflies live mainly in prairies, meadows, grasslands and along roadsides, across most of North America.	No milkweed is identified on the Project site which is an obligate host plant for eggs and food source for larvae. The Project site lack suitable habitat for the stages of the monarch, for both breeding and overwintering. This is not a covered species within the MSHCP. Not observed during field surveys.
Diplectrona californica	California diplectronan caddisfly	MSHCP: Not Covered	Habitats can include streams, both cool and warm, lakes, marshes, and ponds.	None. The site lacks suitable habitat. Not observed during field surveys.
Dipodomys merriami parvus	San Bernardino kangaroo rat	FE, SSC MSHCP: Covered	Typically found in Riversidean alluvial fan sage scrub and sandy loam soils, alluvial fans and floodplains, and along washes with nearby sage scrub.	None. The site lacks suitable habitat. Not observed during field surveys.
Dipodomys stephensi	Stephen's kangaroo rat	FE, ST MSHCP: Covered	This species prefers large areas of disturbed or patchy annual and perennial grasslands and open coastal sage scrub. Preferred perennials plant species include buckwheat and chamise and preferred annual plant species include brome grass. The nearest known populations are in Rancho Guejito and at the Naval Weapons Station in Fallbrook.	Low. Limited habitat is found onsite due to the presence of rodent burrows and ruderal brush found onsite. The ruderal habitat is frequently mowed providing less covered for the species. This is a covered species within the MSHCP. Any impacts to the species are mitigated through MM BIO-2. Not observed during field surveys.
Elanus leucurus	White-tailed kite	BLMS MSHCP: Covered	White-tailed Kites are common in savannas, open woodlands, marshes, desert grasslands, partially cleared lands, and cultivated fields.	None. The site lacks suitable habitat. Not observed during field surveys.

Scientific Name	Common Name	Status	General Habitat Description	Potential For Occurrence within the Project site
Eremophila alpestris actia	California horned lark	MSHCP: Covered	Common habitats include prairies, deserts, tundra, beaches, dunes, and heavily grazed pastures.	None. The site lacks suitable habitat. Not observed during field surveys.
Eugnosta busckana	Busck's gallmoth	MSHCP: Not Covered	Coastal sand dunes.	None. The site lacks suitable habitat. Not observed during field surveys.
Empidonax traillii extimus	Southwestern willow flycatcher	FE, SE MSHCP: Covered	Suitable habitat includes riparian woodlands along streams and rivers with mature dense thickets of trees and shrubs.	None. While suitable habitat occurs within the Santa Ana River located offsite to the east of the Project site, the Project site does not include suitable foraging or nesting habitat. Not observed during field surveys. Any indirect impacts are mitigated through MM BIO-3.
Eumops perotis californicus	Western mastiff bat	SSC, BLMS MSHCP: Not covered	Western mastiff bats are found in a variety of habitats, such as semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, annual and perennial grasslands, palm oases, chaparral, desert scrub, and urban, but the species' distribution may be geomorphically determined, occurring primarily where there are significant rock features offering suitable roosting habitat. A cliff dwelling species, where maternity colonies of 30 to several hundred roost generally under exfoliating rock slabs and rock crevices along cliffs. Western mastiff bats can also be found in similar crevices in large boulders and buildings. When roosting in rock crevices they require a sizable drop from their roost in order to achieve flight. Western mastiff bats prefer deep crevices that are at least 15 or 20 feet above the ground. Foraging is concentrated around bodies of water but also includes coastal sage scrub, chaparral, and grassland habitats.	None. The site lacks suitable roosting habitat for the species. Not observed during the field surveys.
Euphydryas editha quino	Quino checkerspot butterfly	FE MSHCP: Covered	Quino checkerspot butterfly habitat is characterized by patchy shrub or small tree landscapes with openings of several meters between large plants, or a landscape of open swales alternating with dense patches of shrubs; such habitats are often collectively	None. The site lacks suitable habitat. Not observed during field surveys.

Scientific Name	Common Name	Status	General Habitat Description	Potential For Occurrence within the Project site
			termed "scrublands." Quino will frequently perch on vegetation or other substrates to mate or bask, and they require open areas to facilitate movement. Optimal habitat appears to contain little or no invasive exotic vegetation. Sustained drought conditions can lead to extirpation of local populations, and broad scale climate anomalies may lead to phenological incompatibility between Quino checkerspot butterfly and their host plants.	
Gila orcutti	Arroyo chub	SSC, FSS MSHCP: Covered	Arroyo chub are adapted to survive in cool to warm (10 – 24°C) streams that fluctuate between large winter storm flows, and low summer flows, and the low dissolved oxygen and wide temperature fluctuations associated with this flow regime. They are most common in slow flowing or backwater areas with sand or mud substrate but may also inhabit areas with velocities in excess of 80 cm/s over coarse substrate.	None. The site lacks suitable habitat. Not observed during the field surveys.
Haliaeetus leucocephalus	Bald eagle	SE, BLMS MSHCP:	Bald eagles live within two and a half miles of the coast, bays, rivers, lakes, or other bodies of water, reflecting the availability of their main food source. They typically nest in large, mature, accessible trees, as well as cliffs and man-made structures. They often congregate in select wintering areas	None. The site lacks suitable habitat. Not observed during the field surveys.
Icteria virens	Yellow-breasted chat	SSC MSHCP: Covered	In southern California they are primarily found in tall, dense, relatively wide riparian woodlands and thickets of willows, vine tangles, and dense brush with well-developed understories. Nesting areas are associated with streams, swampy ground, and the borders of small ponds. Breeding habitat must be dense to provide shade and concealment. It winters south to Central America.	None onsite; heard audibly in the Santa Ana river located offsite. Not observed onsite during the field surveys. Any indirect impacts are mitigated through measure MM BIO-3.
Lasiurus xanthinus	Western yellow bat	SSC	Roost in trees, hanging from the underside of a leaf. Commonly found in the southwestern U.S. roosting in	None. The site contains a single palm tree. The closest CNDDB occurrence

Scientific Name	Common Name	Status	General Habitat Description	Potential For Occurrence within the Project site
		MSHCP: Not covered	the skirt of dead fronds in both native and non- native palm trees and have also been documented roosting in cottonwood trees.	recorded is located 1.20 miles to the east on October 4, 1989. Not observed during the field surveys. Furthermore, no bat guano was observed around the single palm tree during the field surveys. Therefore it is determined the site lacks suitable habitat.
Laterallus jamaicensis coturniculus	California black rail	ST, BLMS, BBC, Fully Protected MSHCP: Not covered	Black Rails nest in marshes and wet meadows across North America, including riparian marshes, coastal prairies, saltmarshes, and impounded wetlands. All of the habitats have stable shallow water. Nests are primarily made of southern cattail or spikerush and are elevated above the mud substrate in clumps of vegetation. Black rails have also been known to nest on top of a mat of dead vegetation from the previous years' growth.	None. While suitable habitat occurs within the Santa Ana River located offsite to the east of the Project site, the Project site does not include suitable foraging or nesting habitat onsite. Not observed during field surveys. Any indirect impacts are mitigated through MM BIO-3.
Lepus californicus bennettii	San Diego black-tailed jackrabbit	SSC MSHCP: Covered	The black-tailed jackrabbit is a habitat generalist occurring in open areas or semi-open country, typically in grasslands, agricultural fields or sparse coastal scrub. It primarily is found in arid regions supporting short grass habitats. Jackrabbits typically are not found in high grass or dense brush where it is difficult for them to locomote, and the openness of open scrub habitat probably is preferred over dense chaparral. They have also been found in annual grassland, Riversidean sage scrub, alluvial fan sage scrub, Great Basin sagebrush, chaparral, disturbed habitat, southern willow scrub and juniper woodland. They are not found in high mountain forests. It prefers valley bottoms or intermontane valleys.	Low. Limited habitat is found onsite due to the presence of rodent burrows and ruderal brush found onsite. The ruderal habitat is frequently mowed providing less covered for the species. This is a covered species within the MSHCP. Any impacts to the species are mitigated through MM BIO-1. Not observed during field surveys.
Myotis yumanensis	Yuma myotis	BLMS MSHCP: Not Covered	Found in moist and dry forests, riparian zones, grasslands, shrubsteppe, and deserts, and are closely associated with rivers, streams, ponds, and lakes	None. The site lacks suitable habitat. Not observed during the field surveys.
Neotoma lepida	San Diego desert	SSC	Habitat consists of a variety of shrub and desert	None. The site lacks suitable habitat. Not

Scientific Name	Common Name	Status	General Habitat Description	Potential For Occurrence within the Project site
intermedia	woodrat	MSHCP: Covered	habitat, showing a preference to large cactus patches and rock outcroppings.	observed during the field surveys.
Nyctinomops femorosaccus	Pocketed free-tailed bat	SSC MSHCP: Not covered	This bat species prefers rocky desert areas with high cliffs or rock outcrops. Rock crevices in cliffs are preferred as roosting sites, since the bat must drop from the roost to gain flight speed. Typically reproduces in rock crevices, caverns, or buildings. Ranges from southern California to New Mexico.	None. The site lacks suitable habitat. Not observed during the field surveys.
Nyctinomops macrotis	big free-tailed bat	SSC MSHCP: Not covered	Big free-tailed bats mainly inhabit rugged, rocky habitats in arid landscapes. It has been located in a variety of plant associations including desert shrub, woodlands, and evergreen forests.	None. The site lacks suitable habitat. Not observed during the field surveys.
Oncorhynchus mykiss irideus pop. 10	Steelhead – Southern California DPS	FE, SCE MSHCP: Not Covered	Historically, this species populated all coastal streams of southern California with permanent flows, as either resident or anadromous forms, or both. Today, the species occurs mostly within intermittent streams. The DPS includes all naturally spawned anadromous Coastal Rainbow trout populations downstream of natural and human-made barriers in streams from the Santa Maria River (San Luis Obispo County) to the Tijuana River on the U.S.-Mexico border. They are most abundant in the four largest watersheds in the northern portion of their range: the Santa Maria, Santa Ynez, Ventura, and Santa Clara rivers.	None. The site lacks suitable habitat. Not observed during the field surveys.
Pandion haliaetus	Osprey	WL MSHCP: Covered	Found in plenty of shallow water where fish are plentiful. They often built nests on small islands or structures over bodies of water that are difficult for predators to get to.	None. The site lacks suitable habitat. Not observed during field surveys.
Perognathus longimembris brevinasus	Los Angeles pocket mouse	SSC MSHCP: Covered	Habitat consists of alluvial deposits of sandy soil in sparsely vegetated areas.	None. The site lacks suitable habitat. Not observed during field surveys.
Onychomys	Southern	SSC	Common in arid desert habitats of the Mojave Desert	None. The site lacks suitable habitat. Not

Scientific Name	Common Name	Status	General Habitat Description	Potential For Occurrence within the Project site
torridus ramona	grasshopper mouse	MSHCP: Not covered	and southern Central Valley of California. Alkali desert scrub and desert scrub habitats are preferred, with somewhat lower densities expected in other desert habitats, including succulent shrub, wash, and riparian areas. Also occurs in coastal scrub, mixed chaparral, sagebrush, low sage, and bitterbrush habitats. Uncommon in valley foothill and montane riparian, and in a variety of other habitats.	observed during field surveys.
Phrynosoma blainvillii	Coast horned lizard	SSC, BLMS MSHCP: Covered	Occurs in a variety of vegetation types including coastal sage scrub, chaparral, annual grassland, oak woodland and riparian woodlands.	None. The site lacks suitable habitat. Not observed during field surveys.
Polioptila californica californica	Coastal California gnatcatcher	FT, SSC MSHCP: Covered	A non-migratory, permanent resident of coastal sage scrub habitat, which is a broad category of vegetation that includes the following plant communities: Ventura coastal sage scrub, Diegan coastal sage scrub, maritime succulent scrub, Riversidean sage scrub, Riversidean alluvial fan sage scrub, southern coastal bluff scrub, and coastal sage-chaparral scrub. They also use chaparral, grassland and riparian habitats next to coastal sage scrub, but these habitats are used dispersal and foraging. They avoid nesting on steep slopes.	None. The site lacks suitable habitat. Not observed during field surveys.
Rhaphiomidas terminates abdominalis	Delhi Sands flower-loving fly	FE MSHCP: Not covered	The Delhi Sands flower-loving fly is dependent on Delhi sands and Delhi sand dunes with less than 50% vegetation cover. Typical vegetation includes California buckwheat, California croton (*Croton californicus*), and telegraph weed (*Heterotheca grandiflora*).	None. The site lacks suitable habitat. Not observed during the field surveys.
Rhinichthys osculus ssp. 8	Santa Ana speckled dace	SSC MSHCP: Not covered	The Santa Ana speckled dace requires permanent flowing streams with summer water temperatures of 17-20 C. Typically, these streams are maintained by outflows of cool springs. The dace inhabits shallow cobble and gravel riffles	None. The site lacks suitable habitat. Not observed during the field surveys.

Scientific Name	Common Name	Status	General Habitat Description	Potential For Occurrence within the Project site
Salvadora hexalepis virgultea	coast patch-nosed snake	SSC MSHCP: Not covered	Inhabits semi-arid brushy areas and chaparral in canyons, rocky hillsides, and plains.	None. The site lacks suitable habitat. Not observed during the field surveys.
Setophaga petechial	Yellow warbler	SSC, BBC MSHCP: Covered	Riparian plant associations in close proximity to water. Frequently found nesting and foraging in willow shrubs and thickets, and in other riparian plants including cottonwoods, sycamores, ash, and alders.	None onsite; heard audibly in the Santa Ana river located offsite. Not observed onsite during the field surveys. Any indirect impacts are mitigated through measure MM BIO-3.
Spea hammondii	Western spadefoot	SSC, BLMS MSHCP: Covered	May be found in coastal sage scrub, open chaparral, pine-oak woodlands and grassland habitats, but is most common in grasslands with vernal pools or mixed grassland/coastal sage scrub areas. Within these habitats, they require rain pools/vernal pools in which to reproduce and that persist with more than three weeks of standing water in which to metamorphose successfully. They can also breed in slow-moving streams (e.g., areas flooded by intermittent streams). Water breeding sites must lack fish, bullfrogs, and crayfish in order for to successfully reproduce and metamorphose. They estivates in sandy, gravelly soil in upland habitats adjacent to potential breeding sites in burrows approximating 1 meter in depth.	None. The site lacks suitable habitat. Not observed during the field surveys.
Spinus lawrencei	Lawrence's goldfinch	BCC MSHCP: Not covered	Found mostly in dry, open oak woodlands with chaparral, weedy fields, and a source of freshwater. They also nest and forage in coastal scrub, pinyon pine–juniper woodlands, and streamside habitats	None. The site lacks suitable habitat. Not observed during the field surveys.
Taricha torosa	Coast Range newt	SSC MSHCP: Covered	Found in coastal areas and coastal range mountains in oak forests, woodlands, or rolling grasslands	None. The site lacks suitable habitat. Not observed during the field surveys.
Thamnophis hammondii	Two-striped gartersnake	SSC,BLMS	Found near permanent fresh water, often along streams with rocky beds bordered by willows and other riparian vegetation, including mountain slopes and desert oases	None. The site lacks suitable habitat. Not observed during the field surveys.

Scientific Name	Common Name	Status	General Habitat Description	Potential For Occurrence within the Project site
Taxidea taxus	American badger	SSC MSHCP: Not covered	Badgers prefer to live in dry, open grasslands, fields, and pastures. They are found from high alpine meadows to sea level	None. The site lacks suitable habitat. Not observed during the field surveys.
Vireo bellii pusillus	Least Bell's vireo	FE, SE MSHCP: Covered	Least Bell's vireos primarily occupy riverine riparian habitats that typically feature dense cover within 1-2 m of the ground and a dense, stratified canopy. Typically, it is associated with southern willow scrub, cottonwood-willow forest, mule fat scrub, sycamore alluvial woodland, coast live oak riparian forest, arroyo willow riparian forest, or mesquite in desert localities. It uses habitat which is limited to the immediate vicinity of water courses. 2,000 feet elevation in the interior. This species is generally restricted to major river systems in San Diego County.	None. While suitable habitat occurs within the Santa Ana River located offsite to the east of the Project site, the Project site does not include suitable foraging or nesting habitat onsite. Not observed during field surveys. Any indirect impacts are mitigated through MM BIO-3.

Legend

Federal Endangered Species Act (ESA) Listing Codes: federal listing is pursuant to the Federal Endangered Species Act (ESA) of 1973, as amended. The official federal listing of Endangered and Threatened Animals is published in the Federal Register, 50 CFR 17.11.
FE = federally listed as endangered: any species, subspecies, or variety of plant or animal that is in danger of extinction throughout all or a significant portion of their range.
FT = federally listed as threatened: any species, subspecies, or variety of plant or animal that is considered likely to become endangered throughout all or a significant portion of its range within the foreseeable future.
FC = federal candidate for listing.
FPT = federally proposed threatened.

California Endangered Species Act (CESA) Listing Codes: state listing is pursuant to §2074.2 and §2075.5 (California Endangered Species Act of 1984) of the Fish and Game Code, relating to listing of Endangered, Threatened and Rare species of plants and animals. The official California listing of Endangered and Threatened animals is contained in the California Code of Regulations, Title 14, and Section 670.5.
SE = state listed as endangered: any species, subspecies, or variety of plant or animal that are in serious danger of becoming extinct throughout all, or a significant portion, of their range.
ST = state listed as threatened: any species, subspecies, or variety of plant or animal that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future.
SCT = state candidate for listing as threatened.
SCE = state candidate for listing as endangered.

California Department of Fish and Wildlife (CDFW):
SSC = species of special concern: status applies to animals which 1) are declining at a rate that could result in listing, or 2) historically occurred in low numbers and known threats to their persistence currently exist. The CDFW has designated certain vertebrate species as "species of special concern" because declining population levels, limited ranges, and/or continuing threats have made them vulnerable to extinction.
Fully protected: animal 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.
WL = watch list: these birds have been designated as "Taxa to Watch" in the *California Bird Species of Special Concern report* (Shuford and Gardali 2008). The report defines "Taxa to Watch" as those that are not on the current special concern list that (1) formerly were on the 1978 (Remsen 1978) or 1992 (CDFG 1992) special concern lists and are not currently listed as state threatened and endangered; (2) have been removed (delisted) from either the state or federal threatened and endangered lists (and remain on neither), or (3) are currently designated as "fully protected" in California.
United States Fish and Wildlife Service (USFWS):
BCC = USFWS bird of conservation concern: listed in the USFWS'S 2008 *Birds of Conservation Concern* report. The report identifies species, subspecies, and populations of all migratory non-game birds that, without additional conservation actions, are likely to become candidates for listing under the ESA. While all of the bird species included in the report are priorities for conservation action, the list makes no finding with regard to whether they warrant consideration for ESA listing.

United States Forest Service (USFS):
FSS = Forest Service sensitive: those plant and animal species identified by a Regional Forester that are not listed or proposed for listing under the ESA and for which population viability is a concern, as evidenced by: (a) significant current or predicted downward trends in population numbers or density or (b) significant current or predicted downward trends in habitat capability that would reduce a species' existing distribution."

United States Bureau of Land Management (BLM):
BLMS = BLM sensitive: those plant and animal species on BLM administered lands and that are (1) under status review by the USFWS/NMFS; or (2) whose numbers are declining so rapidly that federal listing my become necessary, or (3) with typically small and widely dispersed populations; or (4) those inhabiting ecological refugia or other specialized or unique habitats. BLM policy is to provide the same level of protection as USFWS candidate species.

California Department of Forestry and Fire Protection (CDF):
CDF: S = CDF sensitive: species is a California Department of Forestry and Fire Protection sensitive species. The Board of Forestry classifies as sensitive species those species that warrant special protection during timber operations.

Sources:

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- *A Field Guide to Mammals of North America North of Mexico. Fourth Edition* (Reid 2006).
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- *California Bird Species of Special Concern*: *A ranked assessment of species, subspecies, and distinct populations of birds of immediate conservation concern in California* (Shuford and Gardali 2008).
- Check-List of North American Birds, 7th edition (American Ornithologists' Union [AOU] 1998).
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- Life History Accounts and Range Maps (CDFW 2024e).
- *Life on the Edge: A Guide to California's Endangered Natural Resources. Wildlife* (Thelander et al. 1994).
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- *Mammals of California* (Eder 2005).
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- NatureServe Explorer (NatureServe 2024).
- *National Audubon Society, the Sibley Guide to Birds* (Sibley 2000).
- RareFind, CDFW, California Natural Diversity Database (CNDDB) (CDFW 2024).
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- *Shorebirds of North America. The Photographic Guide* (Paulson 2005).
- Standard Common and Current Scientific Names (Center for North American Herpetology website [CNAH] website 2024).
- *The Smithsonian Book of North American Mammals* (Wilson and Ruff 1999).
- Terrestrial Mammal Species of Special Concern in California (Bolster 1998).

APPENDIX E

Burrowing Owl Focused Survey

Information Summary

Report Date:	August 30, 2024
Report Title:	Results of MSHCP Focused Burrowing Owl Survey for the SEC Archibald and Grapewin Project in City of Eastvale
Principal Investigator:	Brianna Bernard Carlson Strategic Land Solutions 27134A Paseo Espada, Suite 323 San Juan Capistrano, CA 92675 949.542.7042 Office 916.218.2644 Mobile bbernard@carlsonsls.com

Report Summary

This letter describes the methods and results of a habitat assessment and focused burrowing owl (Athene cunicularia [BUOW]) surveys for the SEC Archibald and Grapewin Project (Project) located in the City of Eastvale. The Project site located located east of Archibald Street and south of Grapewin Street, within the City of Eastvale in Riverside County, California, within the City of Eastvale in Riverside County, California. The Study Area is located within Section 00 Township 2 South, Range 7 West in the United States Geological Survey (USGS) 7.5-Minute Topographic Map *Corona North* Quadrangle. The Assessor's Parcel Number (APN) includes 130-07-021, 130-07-015, and 130-08-004. Access to the Project site is off of Grapewin Street, as well as Archibald Avenue. Please refer to attached Figure 1 and Figure 2. The Project site and surrounding 500-foot buffer (Study Area) was surveyed.

The surveys were performed on the following days:

Survey Date	Time	Temp.	Surveys	Surveyors
March 28, 2024	0930 - 1215	70° F - 72° F Clear skies	Burrowing Owl Assessment	Brianna Bernard
June 11, 2024	0623 - 830	68° F 100% cloud cover	Burrowing Owl #1	Brianna Bernard and Sarah Vasquez
June 25, 2024	0615 - 0825	66° F - 79° F Clear skies	Burrowing Owl #2	Brianna Bernard and Sarah Vasquez
July 16, 2024	0630 - 0830	64° F - 66° F clear skies	Burrowing Owl #3	Brianna Bernard and Shawn Hernandez

Survey Date	Time	Temp.	Surveys	Surveyors
August 8, 2024	0630 - 0845	68° F - 75° F Clear skies and 50% cloud cover at approximately 8:00 am	Burrowing Owl #4,	Brianna Bernard and Dylan Donahoe

The Project site consists of several developed animal pens for goats, sheep, cattle, etc. The Project site also contains 2 residential units with a pool house, covered horse arena, and stables. Overall, the site includes developed communities and ruderal habitat consisting of non-native species. Located to the east of the Project site is the Santa Ana River. Habitat within the Santa Ana River consists of arundo thickets and southern cottonwood willow riparian forest and open water.

The site is bounded by Vantage Point Church on the south, residential development to the west and north, and the Santa Ana River to the east.

Scattered burrows were observed on the Project site, specifically around the perimeter near the fencing. All observed burrows were inspected carefully for any evidence of BUOW presence. Based on the lack of direct observation of BUOW or evidence of BUOW activity (e.g. evidence of active burrows with whitewash, pellets, feather, etc.) during the survey, the Study Area is not currently considered occupied by BUOW.

Field Survey Methods

Prior to the field survey, available literature and databases including the California Natural Diversity Database (CNDDB), were reviewed to identify sensitive habitats and special status wildlife species, including BUOW in the vicinity of the Study Area. Consistent with the MSHCP Survey Instructions, a burrowing owl habitat assessment was conducted on was conducted on March 28, 2024 to determine any suitable BUOW habitat onsite. Following the habitat assessment, additional focused surveys took place on June 11, June 25, July 16, and August 8, 2024. Pedestrian survey transects were spaced approximately 15 to 25 meters apart in suitable habitat to allow 100 percent visual coverage of the ground surface.

According to the MSHCP guidelines, the biologist should also walk the perimeter of the property, which consists of a 150-meter (approximately 500 feet) buffer zone around the Project boundary. If permission to access the buffer area cannot be obtained, the biologist shall not trespass, but visually inspect adjacent habitats with binoculars. Parcels of land that could not be accessed (e.g. private property) were viewed using binoculars from vantage points to survey for BUOW activity or signs thereof, as well as other nesting bird activity.

The Project site and surrounding 500-foot buffer, collectively referred to as the Study Area, was assessed for the suitability to support burrowing owls and all suitable burrows were inspected for signs of use by burrowing owls. After the initial assessment of the site and surrounding areas, the Project site was systematically walked in an east-west direction of the Project site within suitable habitat for BUOW. Adjacent suitable areas, where accessible, were also surveyed to determine possible presence of owls within the buffer area (500-feet surrounding the Project site). Areas not accessible were surveyed using binoculars.

All encountered burrows or structure entrances were checked for the presence of BUOWs, molted feathers, cast pellets, prey remains, eggshell fragments, tracks, or excrement at or near a burrow entrance. Natural or man-made structures and debris piles that could support BUOWs were also surveyed.

All wildlife species encountered, visually or audibly during the field survey, were identified and recorded in the field notes. Binoculars were used to aid in the identification of observed wildlife. Photographs were taken to document existing conditions within the Project site (Attachment A).

Results

The BUOW habitat assessment was conducted on March 28, 2024 on the Project site and surrounding 500-foot area within suitable Burrowing Owl habitat (Figure 2). Following the habitat assessment, additional focused surveys took place on June 11, June 25, July 16, and August 8, 2024. The survey was performed by Carlson Strategic Land Solutions (CSLS) biologists. The Biologists performed transects within areas that could potentially provide suitable BUOW habitat. Weather conditions during the survey was conducive to observing signs of BUOW activity, such as owls outside burrows. Temperatures during the surveys ranged from 70° F to 95° F with predominant sunny, clear skies and 0-2 mph winds. The survey was conducted during typical BUOW peak activity time and was not conducted during rain, high winds (> 20 miles per hour), dense cloud cover >75%, or extreme temperatures.

The Project site consists of several developed animal pens for goats, sheep, cattle, etc. The Project site also contains 2 residential units with a pool house, covered horse arena, and stables. Overall, the site includes developed communities and ruderal habitat consisting of non-native species. Located to the east of the Project site is the Santa Ana River. Habitat within the Santa Ana River consists of arundo thickets and southern cottonwood willow riparian forest and open water.

The site is bounded by Vantage Point Church on the south, residential development to the west and north, and the Santa Ana River to the east.

The Study Area contains a small population of California ground squirrels (*Spermophilus beecheyi*), specifically located along the perimeter fencing and around the animal pens, which in turn results in various burrows that could potentially support suitable BUOW foraging and nesting habitat. These areas were inspected carefully for the presence of BUOWs and active nests. No pellets, whitewash, feathers, tracks or any other signs indicative of burrowing owl presence were observed within the Study Area.

The Study Area provides suitable foraging and nesting habitats to support wildlife. Bird activity during the survey was moderate. During the field surveys the following species were observed/detected:

Birds:

- Chicken (*Gallus gallus domesticus*)
- Peacock (*Pavo cristatus*)
- Common yellowthroat (*Geothypis trichas*)
- Rufous-crowned sparrow (*Aimophila ruficeps*)
- Anna's hummingbird (*Calypte anna*)
- American crow (*Corvus brachyrhynchos*)
- American Kestrel (*Falco sparverius*)
- Bewick's wren (*Thryomanes bewickii*)
- Nuttall's woodpecker (*Picoides nuttallii*)
- California towhee (*Melozone crissalis*)
- California quail (*Callipepla californica*)
- Black phoebe (*Sayornis nigricans*)
- Spotted towhee (*Pipilo maculatus*)
- Northern mockingbird (*Mimus polyglottos*)
- house finch (*Haemorhous mexicanus*)
- mourning dove (*Zenaida macroura*)
- American bushtit (*Psaltriparus mimimus*)
- song sparrow (*Melospiza melodia*)
- Red-tailed hawk (*Buteo jamaicensis*)
- turkey vulture (*Cathartes aura*)
- yellow warbler (*Setophaga petechia*)
- Great horned Owl (*Bubo virginianus*)
- Barn owl (*Tyto alba*)
- Lesser goldfinch (*Spinus psaltria*)
- Song sparrow (*Melospiza melodia*)
- Yellow-breasted chat (*Icteria virens*)
- Turkey vulture (*Cathartes aura*)

Reptiles:

- western fence lizard (*Sceloporus occidentalis*)

Mammals

- California ground squirrel (*Spermophilus (Otospermophilus) beecheyi*)

Conclusion

No BUOWs or evidence of BUOWs were observed on site within the Study Area during the focused surveys. A majority of the Project site is characterized by vegetated ruderal and disturbed/developed habitats and contains suitably sized burrows and satellite burrows to provide suitable nesting habitat for BUOW. Much of the buffer area is developed or consists of the Santa Ana River. California ground squirrels and their burrows were observed within the Study Area. These burrows were actively utilized by the California ground squirrels and contained no BUOW or keys signs (sight, whitewash, burrows, bones, feathers, pellets, nests, and calls). Therefore, based on the focused surveys it is determined the Project site is not occupied by BUOW.

Certification

I hereby certify that the statements furnished above and in the attached exhibits present data and information required for this biological evaluation, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Signed: _____ Dated: 08/30/2024

If you have any questions, please feel free to contact me at bbernard@carlsonsls.com or at 916-218-2644.

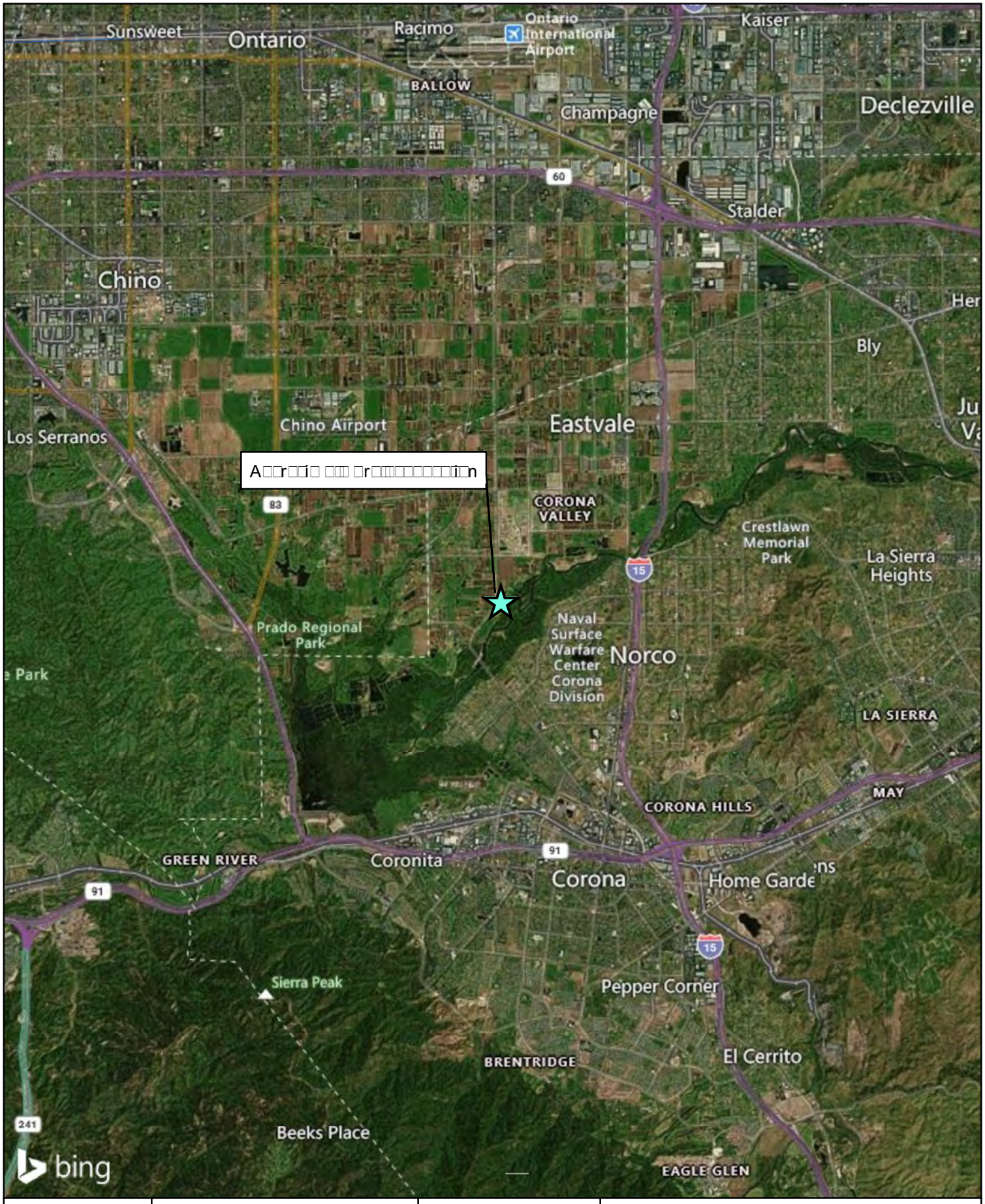
Figures

- Figure 1: Site Location Map
- Figure 2: Study Area Map

Attachments

- Attachment A: Site Photographs

Figures



SEC Archibald and Grapewin Project

FIGURE 1



SEC Archibald and Grapewin Project

425

FIGURE 2

Attachment A:
Site Photographs



Most of the Project site consists of disturbed/developed and ruderal habitat.



The Project site is regularly mowed. Two residential homes occur on the Project site.



Suitable burrows were observed within the Project Site.



Suitable burrows were observed around the fences.



Some burrows were observed within the flat ruderal areas.



Some burrows were observed along the driveway.

Michael Baker
INTERNATIONAL

APPENDIX B-2
WESTERN RIVERSIDE COUNTY MSHCP CONSISTENCY DETERMINATION

CONSISTENCY DETERMINATION

SEC ARCHIBALD AND GRAPEWIN PROJECT

Submitted Pursuant to MSHCP
Section 6.1.2 *Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools*;
Section 6.1.3 Narrow Endemic Plant Surveys; *and*
Section 6.3.2 *Species Survey Requirements.*



Prepared for:

Warmington Residential
Greg Ocasek
3090 Pullman Street
Costa Mesa, CA 92626

Prepared by:

Carlson Strategic Land Solutions
27134A Paseo Espada, Suite 323
San Juan Capistrano, CA 92675
Tel: (949) 542-7042

January 31, 2025

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Executive Summary

The SEC Archibald and Grapewin Project proposes to construct residential units with associated streets and infrastructure on the approximately 8-acre site. The Project site consists of ruderal and disturbed/developed vegetation communities.

The Project site is bounded by Vantage Point Church on the south, residential development to the west and north, and the Santa Ana River to the east.

The Project is located within the Eastvale Area Plan of the Riverside County Multiple Species Habitat Conservation Plan (MSHCP); however, the Project site is not located within any MSHCP Criteria Areas, Cell Groups, or Subunits. The Project is not located within any Reserve Features (Core, Linkage, Public/Quasi Public Land etc.). However, the Project site is adjacent to the Santa Ana River, which is designated as a wildlife corridor known as Existing Core A within the MSHCP. MSHCP Existing Core A consists of Prado Basin and the Santa Ana River and functions as a linage, connecting Orange County to the west with San Bernardino County to the north. The Existing Core A is constrained on all sides by existing urban development and agricultural use, and planned land uses surrounding the Core exists largely of high impact land uses such as city and community development.

Therefore, the Project is subject to:

- Riparian and Riverine Areas (Section 6.1.2)
- Narrow Endemic Plant Survey (Section 6.1.3)
- Urban/Wildland Interface Guidelines (Section 6.1.4)
- Western burrowing owl (*Athene cunicularia hypugaea*) (Section 6.3.2)

No MSHCP riparian/riverine features occur onsite, therefore no Determination of Biologically Superior or Equivalent Preservation (DBESP) is required. Furthermore, no MSHCP sensitive species associated with riparian/riverine areas protected under Section 6.1.2 were observed during the field surveys and no suitable habitat occurs for Section 6.1.2 plant and wildlife species. The proposed project is consistent with Section 6.1.2 of the MSHCP.

Portions of the Project site are located within the Narrow Endemic Plant Species Survey Areas (NEPSSA) Number 7, which include the following target species:

- San Diego ambrosia
- Brand's phacelia
- San Miguel savory

No special status plant species were observed during the 2024 focused surveys and none are expected to occur onsite due to the lack of suitable habitat or suitable soil found on the Project site; therefore, there are no potential impacts to special status plants due to Project implementation and no mitigation required. Therefore, the Project is consistent with the goals and objectives within MSHCP Section 6.1.3.

The Project site is not designated as an existing or proposed MSHCP Conservation Area or Core Linkage areas. However, the Project site is adjacent to the Santa Ana River, which is designated as a wildlife corridor known as Existing Core A within the MSHCP. MSHCP Existing Core A consists of Prado Basin and the Santa Ana River and functions as a linage, connecting Orange County to the west with San Bernardino County to the north. The Existing Core A is constrained on all sides by existing urban development and agricultural use, and planned land uses surrounding the Core exists largely of high impact land uses such as city and community development.

The Project site is composed of large spans of ruderal and disturbed habitat lacking suitable cover and resources that are typically associated with wildlife movement areas (i.e. water). Furthermore, the Project site is located at a substantially higher elevation than the Existing Core A of the MSHCP. The Project site currently includes several residential homes and fenced animal pens. Furthermore, north, west, and south of the Project is residential development and Vantage Point Church further restricting any regional movement. Therefore, the Project site is not used as a wildlife corridor, linkage, or specific travel route to and from nursery sites other important resources.

However, due to the adjacency to Existing Core A and preserving the high-quality riparian habitat found within the Santa Ana River, the Project site may have indirect impact to the Existing Core A due to noise and or lighting. Therefore, the Project would adhere to the urban/wildland guidelines interface for the management of edge factors.

The site was evaluated for suitable burrowing owl habitat pursuant to Section 6.3.2, Species Survey Requirements. It is determined the Project site is not occupied by BUOW. No BUOWs or evidence of BUOWs were observed within

the Project site during the focused surveys. A majority of the Project site was characterized by ruderal fields, which may provide suitable nesting habitat for BUOW but lack proper vegetation cover for the species. Much of the buffer area is developed. California ground squirrels and their burrows were observed within the Study Area. These burrows were actively utilized by the California ground squirrels and contained no BUOW or keys signs (sight, whitewash, burrows, bones, feathers, pellets, nests, and calls). However, a pre-construction survey will be conducted by a qualified biologist 30 days prior to the commencement of any ground disturbing activities. The proposed project is consistent with Section 6.3.2 of the MSHCP.

SEC ARCHIBALD AND GRAPEWIN PROJECT

Consistency Determination

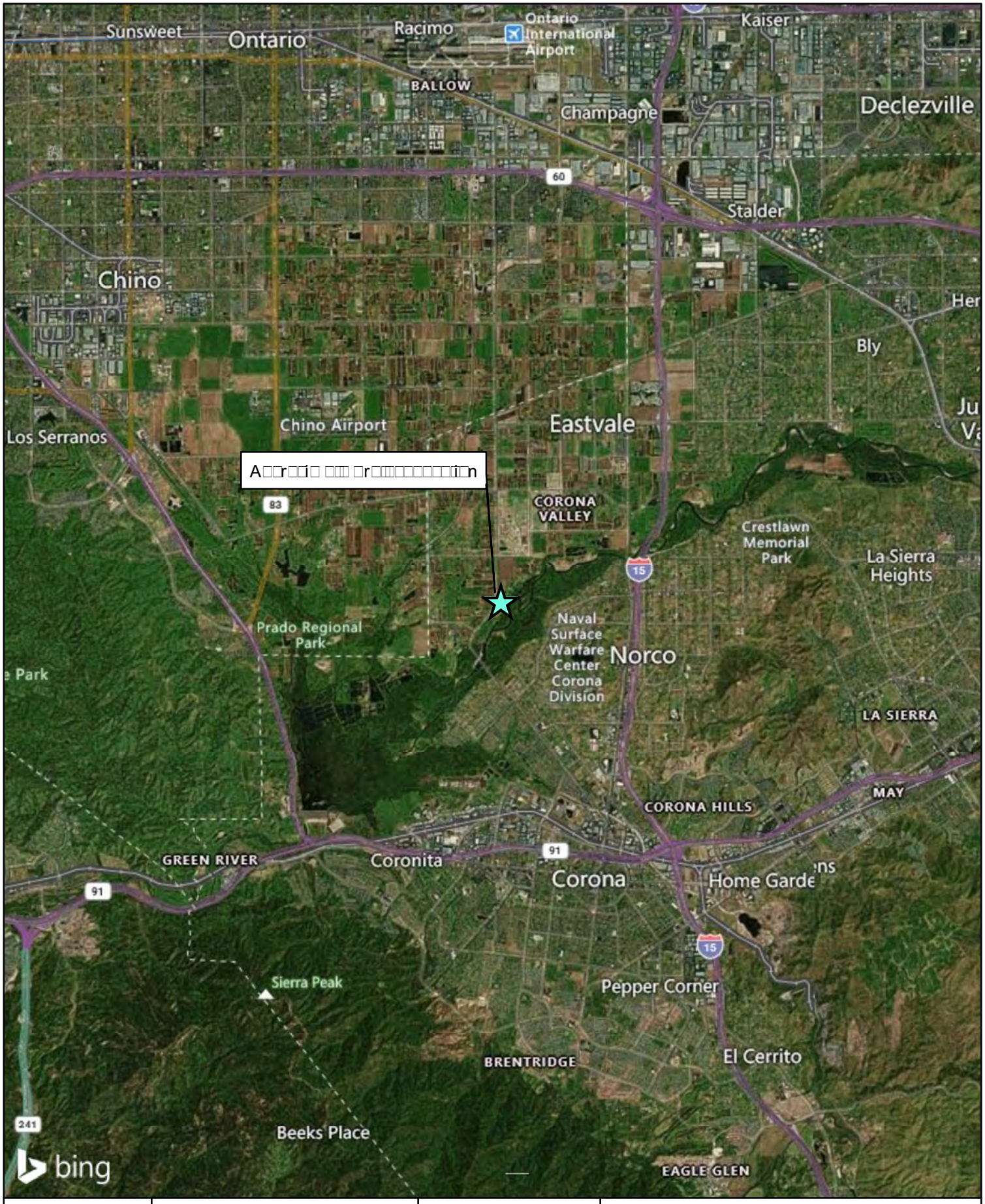
Pursuant to MSHCP Section 6.1.2: *Protection of Species Associated with Riparian/Riverine Areas*
MSHCP Section 6.1.3: Narrow Endemic Plants
MSHCP Section 6.3.2: *Species Survey Requirements*

I. INTRODUCTION

The following Consistency Determination has been prepared by Carlson Strategic Land Solutions (CSLS), pursuant to Section 6.1.2 *Protection of Species Associated with Riparian/Riverine areas and Vernal Pools,* Section 6.1.3 *Narrow Endemic Plant Species,* Section 6.1.4 *Urban/Wildland Guidelines Interface*and Section 6.3.2 *Species Survey Requirements* of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). This report presents the findings of the Consistency Determination for the approximately 8-acre Project Site known as the SEC Archibald and Grapewin in the City of Eastvale.

II. DEFINITION OF PROJECT AREA

The proposed Project site encompasses approximately 8-acres and is located in the City of Eastvale, California. The Project site can be found on the U.S Geological Survey (USGS) Map *Corona North* topographic map. The Project Site can be found within Section 00, Township 2 South, and Range 7 West. The Project Site is located is located n The Study Area is located east of Archibald Street and south of Grapewin Street. (Figures 1 and 2). The Project's Assessor Parcel Numbers (APN) includes 130-070-021, 130-070-015, and 130-080-004. Access to the Project site is from Grapewin Street, as well as Archibald Avenue.



SEC Archibald and Grapewin Project

FIGURE 1



SEC Archibald and Grapewin Project

FIGURE 2

The Project site consists of several developed animal pens for goats, sheep, cattle, etc. The Project site also contains 2 residential units with a pool house, covered horse arena, and stables. Overall, the site includes developed communities and ruderal habitat consisting of non-native species. Located to the east of the Project site is the Santa Ana River. Habitat within the Santa Ana River consists of arundo thickets and southern cottonwood willow riparian forest and open water. The Santa Ana River is designated as Existing Core A wildlife corridor and core linkage area. As such the Project would adhere to the urban/wildland guidelines interface for the management of edge factors and prevent any indirect impacts.

The site is bounded by Vantage Point Church on the south, residential development to the west and north, and the Santa Ana River to the east.

The Project Study Area discussed in this analysis consists of the 8-acre Project site and surrounding 500-foot buffer area. The buffer area was evaluated for potential off-site impacts.

The Project is located within the Eastvale Area Plan of the MSHCP. The Project is not located within any MSHCP Criteria Areas, Cell Groups, or Subunits. Portions of the Survey Area are located within MSHCP Section 6.1.2 Riparian and Riverine Areas, Section 6.1.3 Narrow Endemic Plants, and Section 6.3.2 Species Survey Requirements for the western burrowing owl (*Athene cunicularia hypugaea*) habitat. The Project site is not located within MSHCP survey areas for Criteria Area Plant Species, Amphibians, Mammals, Wildland corridor, or Special Linkage Areas. However, the Project is subject to adhere to the appropriate Urban/Wildland Guidelines due to the adjacency of the Santa Ana River and Existing Core A to prevent any indirect impacts.

III. PROJECT DESCRIPTION

As shown in Figure 3, the Project proposes to construct 76 single-family lots, open space lots, water quality basins, and landscape. All development is anticipated to occur on the Project site, and no direct impacts to the Santa Ana River is anticipated.

IV. METHODOLOGY

The Project site is located within the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP), but is not located within any Criteria Cells, Cell Groups, or Subunits. Portions of the Project Study Area are located within the

survey areas for narrow endemic plants and burrowing owl (*Athene cunicularia*) (Figure 4).

A number of these species have survey requirements based on a project's occurrence within a designated MSHCP survey area and/or based on the presence of suitable habitat. These include:

- Riparian/Riverine and Vernal Pools (MSHCP Volume I, Section 6.1.2);
- Species associated with riparian/riverine areas and vernal pool habitats, including least Bell's vireo, southwestern willow flycatcher, western yellow-billed cuckoo, and three species of listed fairy shrimp (MSHCP Volume I, Section 6.1.2);
- Narrow Endemic Plant Species (MSHCP Volume I, Section 6.1.3), as identified by the Narrow Endemic Plant Species Survey Areas (NEPSSA);
- Guidelines Pertaining to the Urban/Wildlands Interface (MSHCP Section 6.1.4);
- Criteria Area Plant Species (MSHCP Volume I, Section 6.3.2) identified by the Criteria Area Plant Species Survey Areas (CAPSSA);
- animal species (BUOW, mammals, amphibians) identified by survey areas (MSHCP Volume I, Section 6.3.2); and
- Best Management Practices (MSHCP Volume I, Appendix C).

An additional 28 species (MSHCP Volume I, Table 9.3) not yet adequately conserved have species-specific objectives for the species to become adequately conserved. However, these species do not have project-specific survey requirements.

The Western Riverside County Resource Conservation Authority (RCA) MSHCP Information Application website was reviewed to verify any overlays that may occur on the Project site.

Biologists and Regulatory Specialists from Carlson Strategic Land Solutions (CSLS) conducted site-specific surveys on the Study Area. Surveys included a general biological survey, vegetation mapping, a habitat assessment and focused burrowing owl survey, general plant survey, and a delineation of any jurisdictional waters and wetlands. The survey was conducted on the Project site by CSLS biologists. Findings from the field surveys conducted on March 28, June 11, June 25, July 16, and August 8, 2024 are included in the Biological Resource Assessment for the SEC Archibald and Grapewin Project prepared by Carlson Strategic Land Solutions dated August, 2024 (January 2025 Biological Resource Assessment).

CSLS conducted biological studies in three main components in order to identify and evaluate actual or potential impacts to biological resources associated with the proposed Project, including: (1) vegetation mapping; (2) site-specific biological surveys to evaluate the presence/absence of special-status species (or potentially suitable habitat) to the satisfaction of the MSHCP, CEQA, and Federal and State regulations; and (3) delineation of aquatic resources (including wetlands/riparian habitat) subject to the jurisdiction of the US Army Corps (Corps), Regional Water Quality Control Board (RWQCB) and California Department of Fish and Wildlife (CDFW).

Based on the RCA MSHCP Mapper and GIS Data, the Project site is not located within lands identified as Reserve Linkage or a Core area. However, the Project is located adjacent to the Santa Ana River which is designated as Existing Core A. Therefore, analysis and adherence of Urban/Wildlands Interface guidelines is warranted.

Based on the RCA MSHCP Mapper and GIS Data, the Project site does not occur within a predetermined Survey Area for criteria area species. No additional surveys are required.

Based on the RCA MSHCP Mapper and GIS Data, the Project site does not occur within a predetermined Survey Area for amphibians. No additional surveys are required.

Based on the RCA MSHCP Mapper and GIS Data, the Project site does not occur within a predetermined Survey Area for mammals. No additional surveys are required.

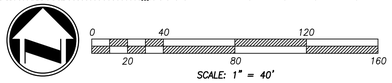
Since the Project is located within the MSHCP, Best Management Practices (MSHCP Volume I, Appendix C) will be implemented as part of Project Design features in order to be consistent with the MSHCP.

Based on the RCA MSHCP Mapper and GIS Data, the Project site is subject to Consistency Analysis with MSHCP Sections 6.1.2 (Riparian/Riverine Areas and Vernal Pools), 6.1.3 (Narrow Endemic Plants), 6.1.4 (Urban/Wildlands Interface Guidelines), and 6.3.2 (Special Survey Requirements).

IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

VESTING TENTATIVE TRACT MAP 39022
PRELIMINARY GRADING
SCHEDULE "A" SUBDIVISION





OWNER
ABG GROUP, LLC, A LIMITED LIABILITY COMPANY
APN 130-070-021

ONESIMO CORONEL AND SILVIA CORONEL, TRUSTEES, OR THEIR SUCCESSORS IN INTEREST, OF THE ONESIMO AND SILVIA CORONEL FAMILY TRUST DATED SEPTEMBER 28, 2022, AND ANY AMENDMENTS THERETO
APN 130-070-015 & 130-080-004

APPLICANT
WARMINGTON RESIDENTIAL
3090 PULLMAN STREET
COSTA MESA, CA 92626
CONTACT: GREG OCASEK (PROJECT CONSULTANT)
(714) 434-4355

ENGINEER
adkan ENGINEERS
6879 AIRPORT DRIVE
RIVERSIDE, CA. 92504
951-688-0241

ZONING/LAND USE

EXISTING ZONING:	LIGHT AGRICULTURE, A-1 COMPARE TO R-1 (ONE FAMILY DWELLINGS)
PROPOSED ZONING:	DENSITY BONUS REQUIREMENT
EXISTING LANDUSE:	SINGLE FAMILY LOW, SF-L
PROPOSED LANDUSE:	SINGLE FAMILY LOW, SF-L WITH STATE DENSITY BONUS

PROJECT DENSITY

PROJECT ACREAGE:	8.3 +/- ACRES (GROSS), 7.9 +/- ACRES (NET)
ALLOWABLE DESITY GP	8 DU/AC
NUMBER OF UNITS PER GP	66 UNITS
AFFORDABLE:	5% VERY LOW INCOME
AFFORDABLE UNITS:	4 HOMES (ROUNDED UP)
DENSITY BONUS:	20%
ALLOWABLE UNIT COUNT:	80 UNITS
PROPOSED UNIT COUNT:	76 UNITS
DENSITY (GROSS):	9.16 DU/AC

UTILITIES
ELECTRIC: SOUTHERN CALIFORNIA EDISON (951) 928-8207
GAS: SOUTHERN CALIFORNIA GAS (951) 304-0043
SEWER: JURUPA VALLEY COMMUNITY SERVICE DISTRICT (951) 685-7434
WATER: JURUPA VALLEY COMMUNITY SERVICE DISTRICT (951) 685-7434
TELEPHONE: VOIPO (944) 829-4200, 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

GENERAL NOTES
1. THE PROJECT IS LOCATED WITHIN FLOOD ZONE X BASED ON FEMA FLOOD INSURANCE RATE MAP PANEL 687 OF 3805, RIVERSIDE COUNTY CALIFORNIA.
2. THIS IS A CALIFORNIA DENSITY BONUS LAW PROJECT (SEE SITE SUMMARY TABLE). IT IS ALSO BEING PROCESSED WITH A PRELIMINARY SB 330 APPLICATION
3. PUBLIC STREET IMPROVEMENTS PER CITY OF EASTVALE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
4. THOMAS BROS. MAP BOOK PAGE: 713, GRID A4, 2024 EDITION
5. NO SUBSURFACE SEPTIC DISPOSAL PROPOSED.
6. ALL EXISTING STRUCTURES ON SITE TO BE DEMOLISHED.
7. ARCHIBALD TO BE OPEN TO THE PUBLIC AND IN-TRACT STREETS ARE TO BE PRIVATE.
8. ENTRY AT GRAPEWIN STREET TO BE USED FOR EMERGENCY ACCESS ONLY.
9. SINGLE FAMILY RESIDENTIAL DEVELOPMENT WILL NOT BE GATED.
10. ALL LOTS HAVE 1% MIN. GRADE TOWARDS THE STREET FOR DRAINAGE PURPOSES.
11. THERE ARE NO REMAINING PARCELS.
12. RUNOFF FROM THIS TRACT WILL BE ROUTED INTO THE AN EXISTING RIVERSIDE FLOOD CONTROL STORM DRAIN LINE THAT DISCHARGES INTO THE SANTA ANA RIVER.
13. PROJECT SITE IS NOT WITHIN COMMUNITY SERVICES DISTRICT.
14. THERE IS ONE KNOWN WELL ON THIS PROPERTY. IT WILL BE ABANDONED AND CAPPED.
15. SITE IS SUBJECT TO LIQUEFACTION.
16. ANY OPEN SPACE LOTS TO BE MAINTAINED BY HOME OWNERS ASSOCIATION.
17. PROJECT TO COMPLY WITH SCHEDULE A IMPROVEMENTS PER THE SUBDIVISION MAP ACT.
18. SIDE YARD W/ GATE SETBACK - 4' MIN.
    SIDE YARD W/ NO GATE SETBACK - 4' MIN.
    REAR YARD SETBACK - 10' MIN.
    STREET REAR YARD SETBACK - 5' MIN.
19. PROJECT WALLS AND FENCING WILL BE SHOWN ON THE TENTATIVE TRACT MAP AND CONCEPTUAL GRADE PLAN.
20. THIS PROJECT IS EXEMPT FROM HYDRAULIC CONDITIONS OF CONCERN (H.C.O.C.)
21. THE TENTATIVE TRACT MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER
22. IMPERVIOUS SQUARE FOOTAGE:
    EXIST: 28,769 SF (0.64 AC)
    PROP: 204,934 SF (4.70 AC)

SCHOOL DISTRICTS
CORONA-NORCO UNIFIED SCHOOL DISTRICT
(951) 736-5000

ASSESSORS PARCEL NUMBER
130-070-015, 130-070-021, 130-080-004

EARTHWORK QUANTITIES
CUT: 20,910 CY FILL: 21,790 CY NET: 880 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.

LEGAL DESCRIPTION
REAL PROPERTY IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:
THAT PORTION OF LOT "O" OF FULLER RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 16 PAGE(S) 94 TO 97 INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, AND POINT ALSO BEING THE SOUTHEAST CORNER OF LOT "M" OF SAID FULLER RANCHO;
THENCE SOUTH 0° 04' 19" EAST, 623.4 FEET; THENCE SOUTH 40° 45' WEST, 974.3 FEET;
THENCE SOUTH 36° 15' WEST, 772.8 FEET; THENCE NORTH 84° 34' WEST, 192.9 FEET TO A POINT ON THE EAST LINE OF ARCHIBALD AVENUE;
THENCE SOUTH 0° 02' EAST, ALONG SAID EAST LINE OF ARCHIBALD AVENUE 225 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 84° 34' EAST 723.58 FEET;
THENCE SOUTH 0° 58' WEST, 144.9 FEET;
THENCE SOUTH 23° 54' WEST, 81.55 FEET;
THENCE NORTH 84° 34' WEST, 685.24 FEET TO A POINT ON SAID EAST LINE OF ARCHIBALD AVENUE;
THENCE NORTH 0° 02' WEST, ALONG SAID EAST LINE OF ARCHIBALD AVENUE 225 FEET TO THE TRUE POINT OF BEGINNING;
EXCEPT THE WESTERLY 450 FEET THEREOF, THE EASTERLY LINE OF SAID LOT 450 FEET BEING PARALLEL WITH THE EAST LINE OF ARCHIBALD AVENUE.

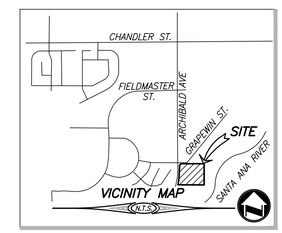
PARCEL 2:
THAT PORTION OF LOT "O" OF FULLER RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 16 PAGE(S) 94 TO 97, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT "M" OF SAID FULLER RANCHO;
THENCE SOUTH 0° 04' 19" EAST, 623.4 FEET; THENCE SOUTH 40° 45' WEST 974.3 FEET;
THENCE SOUTH 36° 15' WEST, 772.8 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 84° 34' EAST, 545.84 FEET;
THENCE SOUTH 3° 51' WEST, 225.4 FEET;
THENCE NORTH 84° 34' WEST, 723.58 FEET TO A POINT ON THE EAST LINE OF ARCHIBALD AVENUE;
THENCE NORTH 0° 02' WEST, ALONG SAID EAST LINE OF ARCHIBALD AVENUE, 225 FEET;
THENCE SOUTH 84° 34' EAST, 192.9 FEET
TO THE TRUE POINT OF BEGINNING; EXCEPT THAT PORTION AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED JUNE 15, 1965 AS INSTRUMENT NO. 64094 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. PARCELS 1 AND 2 ABOVE ARE ALSO SHOWN AS PORTIONS OF LOTS 13 AND 14 OF ASSESSORS MAP NO. 62.

PARCEL 3:
THAT PORTION OF LOT O OF FULLER RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 16, PAGES 94 TO 97, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, SAID POINT BEING THE SOUTHEAST CORNER OF LOT M OF FULLER RANCHO;
THENCE SOUTH 0° 04' 19" EAST, 623.4 FEET;
THENCE SOUTH 40° 45' WEST 974.3 FEET;
THENCE SOUTH 36° 15' WEST, 432.9 FEET;
THENCE CONTINUING SOUTH 36° 15' WEST, 339.9 FEET;
THENCE NORTH 84° 34' WEST, 192.94 FEET TO A POINT ON THE EASTERLY LINE OF ARCHIBALD AVENUE;
THENCE SOUTH 0° 02' EAST ON THE EASTERLY LINE OF ARCHIBALD AVENUE, 514.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.
THENCE SOUTH 84° 34' EAST, 616.92 FEET;
THENCE NORTH 47° 26' EAST, 93.84 FEET TO THE SOUTHEASTERLY CORNER OF THE LAND CONVEYED TO MILLER A. CRANE AND WIFE, BY DEED RECORDED JANUARY 3, 1934 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
THENCE NORTH 84° 34' WEST, 235.25 FEET;
THENCE NORTH 0° 02' WEST 225.00 FEET;
THENCE SOUTH 84° 34' WEST, 450.00 FEET TO THE EASTERLY LINE OF ARCHIBALD AVENUE;
THENCE SOUTH 0° 02' EAST, ALONG SAID EASTERLY LINE OF ARCHIBALD AVENUE, 289.00 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED JANUARY 7, 1965 AS INSTRUMENT NO. 1679 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



LEGEND

TRACT BOUNDARY		PROP. RETAINING WALL	
R/W		EX. EDGE OF PAVEMENT	
LOT LINE		EX. WATER	EX. W
CENTERLINE		EX. SEWER	EX. S
SETBACK		EX. CURB & GUTTER	
PROP. CURB & GUTTER		EX. STORM DRAIN	
PROP. CURB		PROP. GEO-GRID BLOCK RETAINING WALL	
PROP. WATER	W	PROP. BLOCK RETAINING WALL	
PROP. SEWER	S	PROP. STREETLIGHT	
PROP. STORM DRAIN		PROP. FIRE HYDRANT	
EX. MAJOR CONTOUR			
EX. MINOR CONTOUR			
PROP. MAJOR CONTOUR			
PROP. MINOR CONTOUR			

(XX.XX)	EXISTING ELEVATION
XX.XX	PROPOSED ELEVATION
C&G	CURB AND GUTTER
CF	CURB FACE
CL	CENTER LINE
E/P	EDGE OF PAVEMENT
EX.	EXISTING
FG	FINISHED GROUND
FH	FIRE HYDRANT
FS	FINISH SURFACE
HOA	HOME OWNERS ASSOCIATION
MH	MAN HOLE
N.A.P.	NOT A PART
O.S.	OPEN SPACE
PE	PAD ELEVATION
PIP	PROTECT IN PLACE
PL	PROPERTY LINE
PROP.	PROPOSED
R/W	RIGHT OF WAY
S/W	SIDEWALK
SF	SQUARE FEET
SD	STORM DRAIN
SWR	SEWER
TBR	TO BE REMOVED
TC	TOP OF CURB
TF	TOP OF FOOTING
W.S.E.	WATER SURFACE ELEVATION
WTR	WATER
CMP	CORRUGATED METAL PIPE
TBR	TO BE REMOVED

BENCHMARK
ELEVATIONS ESTABLISHED BY GPS OBSERVATIONS TO CORS STATION "NOCO" USING ELLIPSOID HEIGHT 615.21' (NAVD88) PUBLISHED BY CSRC. CONVERTED TO ORTHOMETIC HEIGHTS.

SHEET INDEX

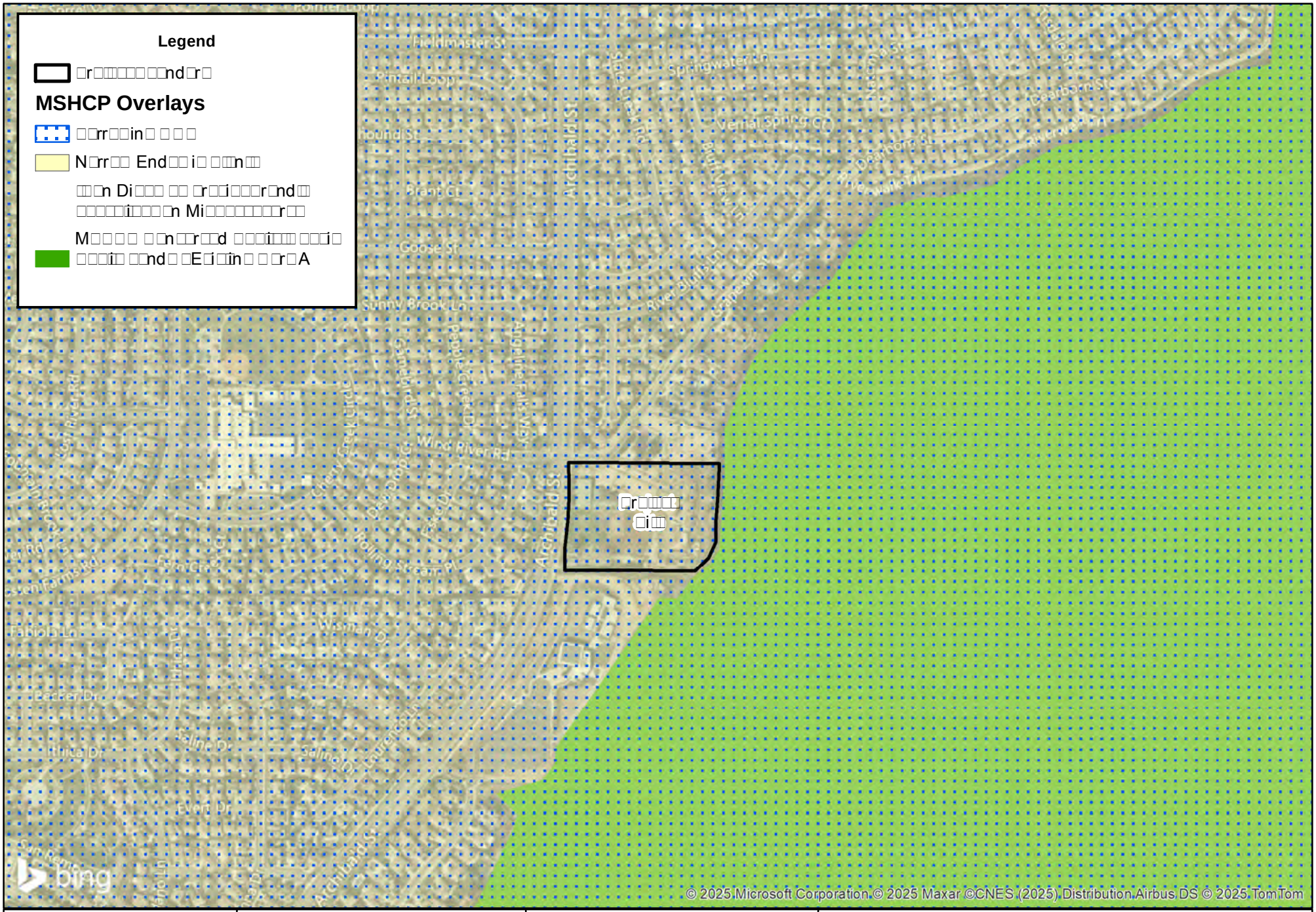
SHEET 1:	TITLE SHEET & CONCEPTUAL GRADING
SHEET 2:	SECTION INDEX MAP & BOUNDARY SECTIONS
SHEET 3:	BOUNDARY SECTIONS, TYPICAL STREETS & DETAILS

REVISIONS	
DELTA	DESCRIPTION

TENTATIVE TRACT MAP NO. 39022
PRELIMINARY GRADING
PREPARATION DATE: JULY 2024

adkan ENGINEERS
Civil Engineering · Surveying · Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 · Fax:(951) 688-0599

FILE LOCATION: U:\PROJECTS\WARMINGTON\0627\ENGINEERING\CONCEPTUAL GRADE\0627 CSO1.DWG
PLOT DATE: 8/30/2024



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FIGURE 4

The field studies focused on a number of primary objectives that would satisfy the special provisions of the MSHCP and also comply with CEQA requirements, including: (1) general reconnaissance surveys and vegetation mapping; (2) general wildlife surveys; (3) habitat assessments and focused surveys for special-status plants; (4) habitat assessments and focused biological surveys for special-status animals (including species designated by MSHCP survey areas); (5) wildlife movement analysis; (6) assessments of riparian/riverine areas and vernal pool habitats; and (7) delineation of areas subject to the jurisdiction of the Corps, RWQCB, and CDFW. Observations of plant and wildlife species were recorded during the survey.

The January 2025 Biological Resource Assessment evaluates individual plants and animal species based on their special-status. For the purpose of the Biological Assessment, plants were considered special-status based on one or more of the following criteria:

- Listing through the Federal and/or State Endangered Species Act (ESA);
- Occurrence in the California Native Plant Society (CNPS) Rare Plant Inventory (List 1B, 2, 3, or 4);
- California Natural Diversity Database (CNDDB) Global/State Rankings; and/or
- Evaluation and coverage under the MSHCP.

Prior to conducting fieldwork, pertinent literature on the flora of the region was examined. A thorough archival review was conducted using available literature and other historical records. These resources included, but were not limited to, the following: CNPS *Inventory of Rare and Endangered Plants of California* [CNPS 2024]; CNDDB for the Corona North and surrounding USGS quadrangle maps (CNDDB 2024); and MSHCP Document, including Sections 6.1.2, Section 6.1.3, and 6.3.2; and Table 9.3 (Riverside County Integrated Project 2003).

Vegetation communities were characterized utilizing vegetation alliances in accordance with The Manual of California Vegetation, Second Edition (MCVII) (Sawyer et al. 2009). Where necessary, deviations were made when areas did not fit into exact habitat descriptions provided by MCVII. Plant communities were mapped in the field directly onto a 200-scale (1"=200') aerial photograph.

Section 6.1.2 Riparian/Riverine Areas and Vernal Pools

Volume I, Section 6.1.2 of the MSHCP describes the process through which protection of riparian/riverine areas and vernal pools would occur within the MSHCP Plan Area. The purpose is to ensure that the biological functions and

values of these areas throughout the MSHCP Conservation Area are maintained. The MSHCP requires that as projects are proposed within the overall Plan Area, the effect of those projects on riparian/riverine areas and vernal pools must be addressed. The Study Area was evaluated for the presence/absence of MSHCP riparian/riverine areas and vernal pools. With respect to riparian habitat, the Study Area was evaluated for the potential habitat to support the least Bell's vireo (*Vireo bellii pusillus*), southwestern willow flycatcher (*Empidonax traillii traillii*), the western yellow-billed cuckoo (*Coccyzus americanus occidentalis*), listed fairy shrimp, and other species identified in Section 6.1.2 of the MSHCP.

The Study Area was evaluated to determine the limits of (1) Corps jurisdiction pursuant to Section 404 of the CWA; (2) RWQCB jurisdiction pursuant to Section 401 of the CWA and Porter-Cologne; (3) CDFW jurisdiction pursuant to Division 2, Chapter 6, Section 1600 of the Fish and Game Code; and (4) MSHCP riparian/riverine areas and vernal pools. Suspected jurisdictional areas were field checked for the presence of definable channels and/or wetland vegetation, soils, and hydrology. Suspected wetland habitats on the Project site and surrounding buffer area were evaluated using the methodology set forth in the Corps' 1987 Wetland Delineation Manual (Wetland Manual) and the 2008 Regional Supplement to the Corps Wetland Delineation Manual: Arid West Region Version 2.0 (Arid West Supplement) and according to the March 2023 definition of Waters of the US. While in the field, the limits of MSHCP Features were recorded onto a 200-scale color aerial photograph using visible landmarks and limits of jurisdiction were recorded with a Trimble R1 Global Positioning System (GPS) receiver with ARC Collector application with sub-meter accuracy.

Section 6.1.3 Narrow Endemic Plants

The Project site falls within Narrow Endemic Plants (Survey Area Number 7). The CNDDB and MSHCP were reviewed to determine known occurrences of special- status plants in the region. Based on this information, a list of target plants (including their suitable habitats and soil) was developed and incorporated into a survey program to achieve the following goals: (1) characterize the vegetation associations and land use; (2) prepare a detailed floral compendium; and (3) document the distribution and abundance of any special-status plant species within the Project site.

General surveys were conducted to identify potential sensitive plant habitats, and to establish the accuracy of the data identified from the literature review and previous biological assessment and search. An aerial photograph and topographic map were used to determine the community types and other physical features that may support sensitive species or communities within the Project site and surrounding buffer area. The reconnaissance surveys also considered the guidelines adopted by CNPS and CDFW (Nelson 1984, CNPS 2001).

Where potentially suitable habitat was present, focused plant surveys included those MSCHP Covered Species identified by the NEPSSA Survey Area Number 7. For any locations with positive survey results, the MSHCP requires that 90 percent of those portions of the property that provide for long-term conservation value for the identified species shall be avoided until it is demonstrated that conservation goals for the particular species are met. Findings of equivalency shall be made demonstrating that the 90-percent standard has been met

Section 6.3.2 Special Survey Requirements
The CNDDB and MSHCP were initially consulted to determine known occurrences of special- status animals in the region. Based on this information, a list of target animal species (including their suitable habitats) was developed and incorporated into a survey program to achieve the following goals: (1) prepare a detailed faunal compendium; and (2) implement general reconnaissance field work and focused surveys to document the distribution and abundance of the special-status animal species within the Study Area.

The Study Area was evaluated for suitable burrowing owl habitat, and where present, focused surveys were conducted for the burrowing owl to satisfy the requirements of the MSHCP and CEQA.

General Biological Surveys
Wildlife species were evaluated and detected during field surveys by sight, call, tracks, and scat. Site reconnaissance was conducted in such a manner as to allow inspection of the Study Area by direct observation, including the use of binoculars. Observations of physical evidence and direct sightings of wildlife were recorded in field notes during each visit. A complete list of wildlife species observed within the Study Area is provided in the June 2024 Biological

Resource Assessment. Scientific nomenclature and common names for vertebrate species referred to in this report follow the Complete List of Amphibian, Reptile, Bird, and Mammal Species in California (CDFW 2023), Standard Common and Scientific Names for North American Amphibians, Turtles, Reptiles, and Crocodilians 6th Edition, Collins and Taggert (2009) for amphibians and reptiles, and the AOU Checklist (2010) for birds. The methodology (including any applicable survey protocols) utilized to conduct the focused surveys or the habitat assessments for special-status animals is included below.

Wildlife Movement Analysis

In order to evaluate direct, indirect, and cumulative impacts of the proposed Project on wildlife movement, an analysis of wildlife use/movement was conducted for the Study Area. The analysis considered the movement and use of large mammals (i.e., mountain lion and mule deer), medium-sized mammals (mesocarnivores), and other wildlife such as small mammals, birds, reptiles, and amphibians. Methods utilized for the wildlife analysis included a review of existing information on wildlife use (including the MSHCP), general and focused biological surveys to document the presence/absence of wildlife, and observations of mammal tracks and scat.

V. ENVIRONMENTAL SETTING

A. Existing Conditions

The Project site consists of several developed animal pens for goats, sheep, cattle, etc. The Project site also contains 2 residential units with a pool house, covered horse arena, and stables. Overall, the site includes developed communities and ruderal habitat consisting of non-native species. Located to the east of the Project site is the Santa Ana River. Habitat within the Santa Ana River consists of arundo thickets and southern cottonwood willow riparian forest and open water.

The site is bounded by Vantage Point Church on the south, residential development to the west and north, and the Santa Ana River to the east.

B. Soils

The United States Department of Agriculture Natural Resources Conservation Service lists five soil types (series) for the Project site (Figure 6). Please see below for the following soil type, which was used to determine the possibility for sensitive wildlife and plant species. No unique soil types as identified by the

MSHCP, such as clays for vernal pools or soils for sensitive or rare plants, exist on the Project site. Furthermore, no soils that would potentially provide hydrophilic soils for vernal pools occur onsite.

The following soil types are mapped within the Study Area and shown on Figure 6:

- Grangeville sandy loam, sandy substratum, drained, saline-alkali , 0 to 5 percent slopes (GsB)
- Grangeville fine sandy loam, poorly drained, saline-alk ali, 0 to 5 percent slopes (GuB)
- Pachappa fine sandy loam, 0 to 2 percent slopes (PaA)
- Ramona very fine sandy loam, 0 to 8 percent slopes, eroded (ReC2)
- Terrace escarpments (TeG)

C. Topography and Hydrology

The Project site does not contain any jurisdictional features. Santa Ana River occurs to the east of the Project site within the 500-foot buffer and is considered Waters of the State and Waters of the United States, as regulated by CDFW, RWQCB, and the Corps. No impacts are anticipated to occur to Santa Ana River due to Project implementation.

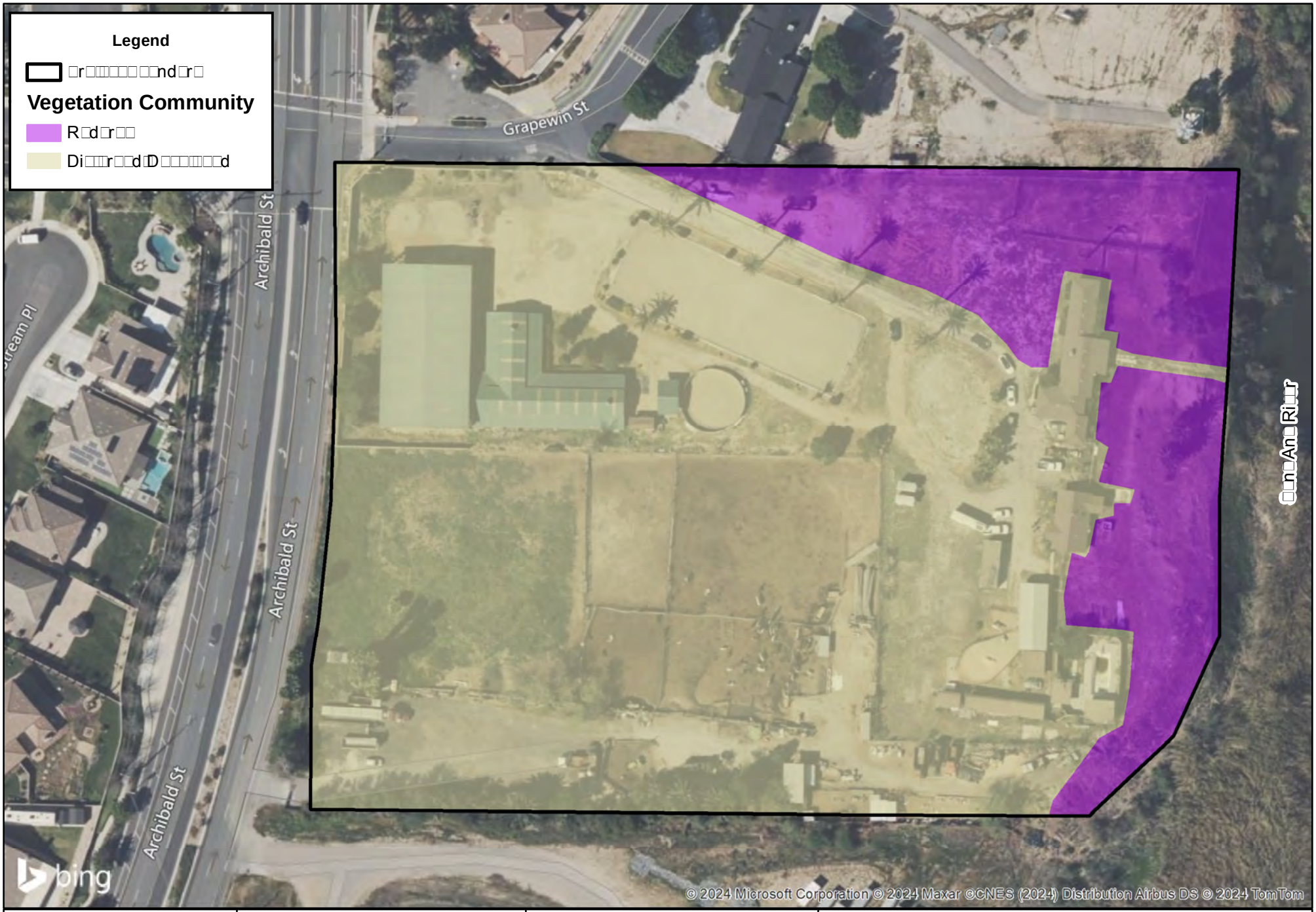
D. Plant Communities

Several plant communities were observed within the Study Area. The acreages of plant communities are shown in Table 1 and depicted in Figure 5. Site photographs are included within the January 2025 Biological Resource Assessment also provide representative photographs of site conditions.

Table 1. Vegetation Community Observed Onsite

Vegetation Community	Acreage within the Project site (acres)
Ruderal	1.64
Disturbed/Developed	6.66
TOTAL	8.30

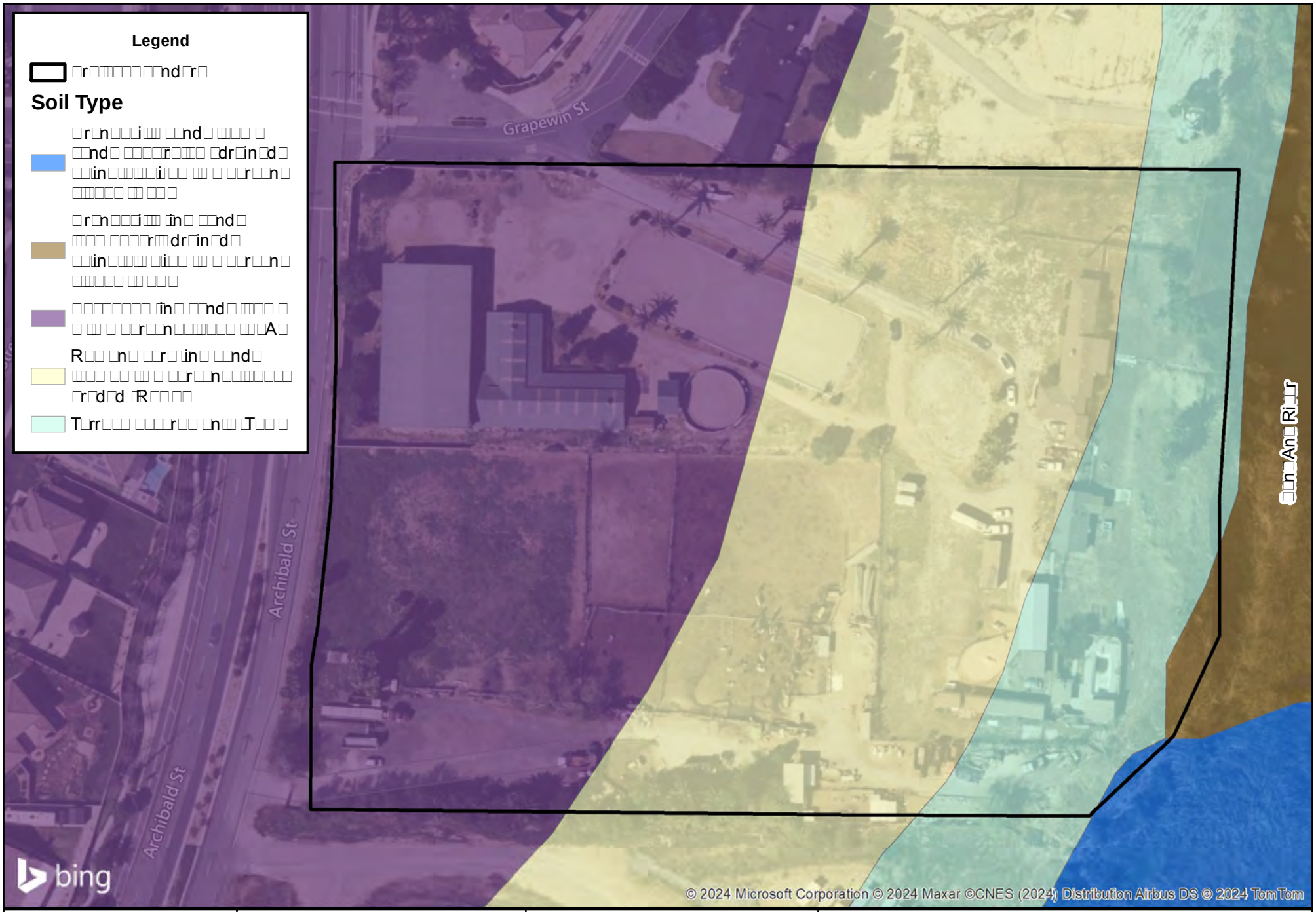
The general description of the habitat observed during the field survey are described below.



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FIGURE 5



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FIGURE 6

Ruderal
The Project site contains portions of the ruderal vegetation community. These areas are regularly mowed and maintained. The vegetation within this area is comprised of predominantly of summer mustard (*Hirschfeldia incana*). Other species include tocalote (*Centaurea melitensis*), canary island date palm (*Phoenix canariensis*), tree tobacco (*Nicotiana glauca),* wall barley (*Hordeum murinum*), cheeseweed (*Malva parviflora*), bristly ox tongue (*Helminthotheca echioides*), storksbill (*Erodium moschatum),* lemon trees (*Citrus limon*), oleander (*Nerium oleander*), prickly pear (*Opuntia littoralis),* and red brome (*Bromus rubens*).

Disturbed/Developed
The developed areas include animal pens, previously used equestrian corals and arena, residential homes, horse stalls, and animal pens. Ornamental species occur within this community and include Russian thistle (*Salsola australis*), horseweed (*Erigeron canadensis*), mustard, tocalote, carrotwood (*Cupaniopsis anacardioides*), pine tree (*Pinus ssp.*),a single cottonwood (*Populus fremontii),* Brazilian peppertree (*Schinus terebinthifolia*), and canary island date palm.

500-foot Buffer Area
Areas found to the north and west of the Project site are developed with single-family residential developments. To the south is developed with Vantage Point Church. To the east of the Project site is Santa Ana River.

E. Other MSHCP Sections

Based on the RCA MSHCP Mapper and GIS Data, the Project site is not:

- within a predetermined Survey Area for mammals. No additional surveys are required.

Since the Project is located within the MSHCP, Best Management Practices (MSHCP Volume I, Appendix C) will be implemented as part of Project Design features in order to be consistent with the MSHCP.

VI. IMPACT ANALYSIS

Proposed impacts to vegetation communities are summarized in Table 2 below. The determination of impacts in this analysis is based on the proposed Project development plan (Figure 3) and the biological values of the habitat and/or sensitivity of plant and wildlife species to be affected. Any recommended

mitigation measures to address impacts are discussed below, along with compliance of existing regulations. Based on the preliminary plans, the following vegetation impacts are anticipated (Figure 7). The Project site heavily disturbed/developed with Ruderal habitat, therefore, impacts as a result of Project implementation are to common vegetation species.

Table 2. Proposed Vegetation Communities Impacts

Vegetation Community	Existing Vegetation (acres)	*Impacts (acres)*	Avoided (acres)
Ruderal	1.64	1.23	0.41
Disturbed/Developed	6.66	6.65	0.01
TOTAL	8.30	7.88	0.42



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FIGURE 7

A. Section 6.1.2 -- Protection of Species Associated with Riparian/Riverine Areas

1. Description and Quantification of Unavoidable Impacts to Riparian/Riverine Areas

No MSHCP Riverine/Riparian features occur onsite. The offsite MSHCP Riverine/Riparian will not be impacted due to Project implementation.

2. Impacts to Species Protected under Section 6.1.2

No Riverine/Riparian habitat occurs onsite and no Section 6.1.2 special status plants were detected. Likewise, the Project site did not contain any suitable habitat for the avian species listed in Section 6.1.2: Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools. However, The Project site is located adjacent to the Santa Ana River, which is suitable habitat for Section 6.1.2 Sensitive Avian Species. Implementation of the Project may indirectly impact these Section 6.1.2 Sensitive Avian Species during breeding season should construction take place during the typical nesting season.

3. Vernal Pools

No evidence of vernal pools, seasonal depressions, seasonally inundated road ruts or other wetland features were recorded on the Project Site. Vernal pools are depressions in areas where a hard-underground layer prevents rainwater from draining downward into the subsoils. When rain fills the pools in the winter and spring, the water collects and remains in the depressions. In the springtime, the water gradually evaporates away, until the pools became completely dry in the summer and fall. Vernal pools tend to have an impermeable layer that results in ponded water. The soil texture (the amount of sand, silt, and clay particles) typically contains higher amounts of fine silts and clays with lower percolation rates. Pools that retain water for a sufficient length of time will develop hydric cells. Hydric cells form when the soil is saturated from flooding for extended periods of time and anaerobic conditions (lacking oxygen or air) develop.

No indication of clay substrates or hydric soils were documented within the Project Site. Furthermore, a review of prior google aerials was reviewed to determine if inundated features were present during years of high rainfall when features would certainly be documented. Aerials taken in 2011 represent an ideal baseline during which known (previously documented) inundated vernal pools, seasonal depressions and road ruts can easily be seen. No sign or indication of inundation was documented within the Project Site during a review of historic aerials.

In summary, none of the conditions (i.e., no inundated depressions including road ruts, hydric soils, historic inundation, etc.) were observed on documented within the Project site. No features are present that would support fairy shrimp. No standing water or other sign of areas that pond water was observed onsite.

B. Section 6.1.3 – Narrow Endemic Plants

The Project site is located within the Narrow Endemic Plant Species Survey Area (NEPSSA) Number 7 overlay, which include the following target species:

- San Diego ambrosia (*Ambrosia pumila*)
  Status: California Rare Plant Rank 1B.1, federally endangered
  Habitat(s): Habitats supporting chaparral, coastal scrub, valley and foothill grasslands, and vernal pools. Observed in sandy loam or clay soils, sometimes alkaline soils. Known from 20 to 415 meters (65 to 1360 feet) MSL. Blooms April through October.
  Status onsite: None. The Project site lacks suitable habitat and soils. Not observed during field surveys and focused narrow endemic plant surveys.

- Brand's Star Phacelia (*Phacelia stellaris*)
  Status: California Rare Plant Rank 1B.1
  Habitat(s): Habitats supporting coastal dunes and coastal scrub Known from below 1 to 400 meters (5 to 1,310 feet) MSL. Blooms March through June.
  Status onsite: None. None. The Project site lacks suitable habitat and soils. Not observed during field surveys and focused narrow endemic plant surveys.

- San Miguel Savory (*Clinopodium chandleri*)
  Status: California Rare Plant Rank 1B.2
  Habitat(s): Rocky areas in chaparral, cismontane woodland, coastal scrub, riparian woodland, and valley and foothill grassland. Soils include rocky and gabbroic substrates. Known from 120 - 1075 meters (395 - 3525 feet) MSL. Blooms March through July.
  Status onsite: None. None. The Project site lacks suitable habitat and soils. Not observed during field surveys and focused narrow endemic plant surveys.

Several rare plant surveys were conducted during the blooming periods of the identified species above. No special status plant species were observed during the focused 2024 narrow endemic plant surveys and, and none are expected to occur onsite due to the lack of suitable habitat or suitable soil found on the Project site.

C. Section 6.1.4 Urban/Wildlands Interface

The Project site is not designated as an existing or proposed MSHCP Conservation Area or Core Linkage areas. However, the Project site is adjacent to the Santa Ana River, which is designated as a wildlife corridor known as Existing Core A within the MSHCP. MSHCP Existing Core A consists of Prado Basin and the Santa Ana River and functions as a linage, connecting Orange County to the west with San Bernardino County to the north. The Existing Core A is constrained on all sides by existing urban development and agricultural use, and planned land uses surrounding the Core exist largely of high impact land uses such as city and community development.

The Project site is composed of large spans of ruderal and disturbed habitat lacking suitable cover and resources that are typically associated with wildlife movement areas (i.e. water). Furthermore, the Project site is located at a substantially higher elevation than the Existing Core A of the MSHCP. The Project site currently includes several residential homes and fenced animal pens. Furthermore, north, west, and south of the Project is residential development and Vantage Point Church further restricting any regional movement. Therefore, the Project site is not used as a wildlife corridor, linkage, or specific travel route to and from nursery sites other important resources. However, indirect impacts may occur due to the adjacency to the Existing Core A.

D. Section 6.3.2 -- Species Survey Requirements

Per the MSHCP BUOW Survey Instructions, a Habitat Assessment was conducted on March 28, 2024 to determine any suitable BUOW habitat onsite. Burrows were observed onsite along the fence line as well as debris piles. Following the habitat assessment, additional focused surveys took place on June 11, June 25, July 16 and August 8, 2024 as identified within January 2025 Biological Resource Assessment. The surveys were conducted during typical BUOW peak activity time and was not conducted during rain, high winds (> 20 miles per hour), dense cloud cover >75%, or extreme temperatures.

No BUOWs or evidence of BUOWs were observed on site within the Study Area during the focused surveys. A majority of the Project site is characterized by vegetated ruderal and disturbed/developed habitats and contains suitably sized burrows and satellite burrows to provide suitable nesting habitat for BUOW. Much of the buffer area is developed or is consists of the Santa Ana River. California ground squirrels and their burrows were observed within the

Study Area. These burrows were actively utilized by the California ground squirrels and contained no BUOW or keys signs (sight, whitewash, burrows, bones, feathers, pellets, nests, and calls). Therefore, based on the focused surveys it is determined the Project site is not occupied by BUOW. The Project is considered consistent with MSHCP Guidelines. Additional information can be found in the Biological Report.

VII. Description of Avoidance, Mitigation Measures and Consistency

The Project site is not located within any MSHCP Criteria Areas, Cell Groups, or Subunits. Furthermore, the Project site is not located in survey areas for Amphibians, Mammals, or Special Linkage areas. The Project site is subject to Riparian and Riverine Areas pursuant to MSHCP Section 6.1.2, Narrow Endemic Plants pursuant to MSHCP Section 6.1.3, Urban/Wildlands Interface Guidelines pursuant to MSHCP Section 6.1.4, and Western Burrowing Owl overlay pursuant to MSHCP Section 6.3.2.

No MSHCP Riparian/Riverine features occur onsite. The Santa Ana River occurs to the east of the Project site within the 500-foot buffer that meet the definition of riparian and/or riverine as outline within the MSHCP Section 6.1.2. The Project site does not contain suitable habitat for any of the riparian/riverine vernal pool species listed in Section 6.1.2 of the MSHCP, including listed fairy shrimp. No impacts to those species listed in Section 6.1.2 of the MSHCP are associated with Project implementation due to the lack of suitable habitat onsite. Specifically, the Project site lacks suitable soils, sign of inundation (seasonal depression, soil cracking, etc.) and/or characteristic vernal pool plant species, no suitable habitat for fairy shrimp is present onsite. The Project site is dominated by well drained substrates and focused surveys for fairy shrimp are not warranted.

No impacts are anticipated to occur to the offsite drainage due to Project implementation. Therefore, no mitigation is required, and no Determination of Biologically Equivalent or Superior Preservation (DBESP) is required. Therefore, the Project is consistent with the goals and objectives within MSHCP Section 6.1.2.

However, during construction of the Project, indirect short-term noise impacts could temporarily affect Section 6.1.2 species heard and identified to occur within the Santa Ana River during breeding season, including the yellow-breasted chat and yellow warbler, both of which were heard within the Santa

Ana River during the biological field surveys. As outlined within January 2025 Biological Resource Assessment Mitigation Measure Bio – 3 (MM BIO-3) is proposed to ensure that activities affecting potential nesting habitat are restricted to periods outside of the avian breeding season or, where activities must occur, pre-activity surveys and avoidance measures are implemented.

MM BIO-3 *Prior to ground disturbances that would impact potentially suitable nesting habitat for avian species, the Project Applicant shall adhere to the following:*

1. *Vegetation removal activities shall be scheduled outside the nesting season (September 1 to February 14 for songbirds; September 1 to January 14 for raptors) to the extent feasible to avoid potential impacts to nesting birds and/or ground nesters.*

2. *Any construction activities that occur during typical nesting season (February 15 to August 31 for songbirds; January 15 to August 31 for raptors) will require that all suitable habitat, on-site and within 300-feet surrounding the site (as feasible), be thoroughly surveyed for the presence of nesting birds by a qualified biologist before commencement ground disturbances. If active nests are identified, the biologist would establish buffers around the vegetation (500 feet for raptors and sensitive species, 200 feet for non-raptors/non-sensitive species). All work within these buffers would be halted until the nesting effort is finished (i.e. the juveniles are surviving independent from the nest). The onsite biologist would review and verify compliance with these nesting boundaries and would verify the nesting effort has finished. Work can resume within these areas when no other active nests are found. Alternatively, a qualified biologist may determine that construction can be permitted within the buffer areas and would develop a monitoring plan to prevent any impacts while the nest continues to be active (eggs, chicks, etc.). Upon completion of the survey and any follow-up construction avoidance management, a report shall be prepared and submitted to City for mitigation monitoring compliance record keeping.*

Portions of the Project site are located within the Narrow Endemic Plant Species Survey Areas (NEPSSA) Number 7, which include the following target species:

- San Diego ambrosia
- Brand's phacelia
- San Miguel savory

No special status plant species were observed during the 2024 focused surveys and none are expected to occur onsite due to the lack of suitable habitat or suitable soil found on the Project site; therefore, there are no potential impacts to special status plants due to Project implementation and no mitigation required. Therefore, the Project is consistent with the goals and objectives within MSHCP Section 6.1.3.

Indirect Project impacts by themselves would not be expected to interfere with the wildlands interface within the region; however, the due to the Santa Ana River being designated as the Existing Core A, the following Urban/Wildland Interface Guidelines will be implemented through the participation in the MSHCP and implemented through the Conditions of Approval. No direct impacts are proposed within the Existing Core A.

Water Quality/Hydrology

The Project will comply with all applicable water quality regulations and Best Management Practices as part of prepared Water Quality Management Plan (WQMP) and Stormwater Pollution Prevention Plan (SWPPP) prepared for the Project and required by Conditions of Approval.

Toxics

Toxic sources within the Project Site would be limited to those commonly associated with landscape activities such as pesticides, insecticides, herbicides, and fertilizers. The Project will comply with all applicable water quality regulations to ensure adequate long-term treatment.

Lighting

Night lighting associated with the proposed Project site improvements that are adjacent to the Santa Ana River and Existing Core A would be directed away to reduce potential indirect impacts to wildlife species.

Noise

The Project site impacts are limited to the western portion of the site, which is adjacent to Archibald Street therefore, already subject to ambient roadway noise. Short-term construction related noise impacts will be reduced by the implementation of the following as implemented within the Conditions of Approval:

- During all Project Site excavation and construction on-site, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the Project site, which includes the Santa Ana River.
- The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the Project site during all project construction.
- The construction contractor shall limit all construction-related activities that would result in high noise levels according to the construction hours.

Invasive Species

As part of Project design, the landscape plans do not utilize any invasive species adjacent to the Santa Ana River/Existing Core A.

Implementation of the aforementioned guidelines will minimize Project indirect impacts to a less than significant level and would be consistent with the goals and objectives within MSHCP Section 6.1.4.

Furthermore, based on the Habitat Assessment and focused burrowing owl surveys it is determined the Project site is not occupied by BUOW. No BUOWs or evidence of BUOWs were observed within the Project site during the focused surveys. A majority of the Project site was characterized by ruderal fields, which may provide suitable nesting habitat for BUOW but lack proper vegetation cover for the species. Much of the buffer area is developed. California ground squirrels and their burrows were observed within the Study Area. These burrows were actively utilized by the California ground squirrels and contained no BUOW or keys signs (sight, whitewash, burrows, bones, feathers, pellets, nests, and calls).

Due to the negative results of the focused surveys and with the City's participation in the MSHCP, a BUOW pre-construction survey outlined within the January 2025 Biological Resource Assessment Mitigation Measure BIO-4

(MM BIO-4) will be required to ensure protection for this species and compliance with the conservation goals as outlined within the MSHCP.

MM BIO-4: *Prior to impacts, a pre-construction survey for burrowing owl within the Study Area (Project site and surrounding 500-foot buffer) shall be conducted by a qualified biologist where suitable habitat is present within 30 days to the commencement of ground disturbing activities.*

If active burrowing owl burrows are detected during the breeding season, all work within 300 feet of any active burrow will be halted until that nesting effort is finished. The on-site biologist will review and verify compliance with these boundaries and will verify the nesting effort has finished. Work can resume when no other active burrowing owl nesting efforts are observed.

If active burrowing owl burrows are detected outside the breeding season, then passive and/or active relocation pursuant to a Burrowing Owl Exclusion Plan that shall be prepared by the Applicant and approved by the County of Riverside Environmental Programs Department (EPD) in consultation with CDFW. The Burrowing Owl Exclusion Plan shall be prepared in accordance with guidelines in the CDFW Staff Report on Burrowing Owl (March 2012) and MSHCP.

Burrowing owl burrows shall be excavated with hand tools by a qualified biologist when determined to be unoccupied and backfilled to ensure that animals do not reenter the holes/dens.

Therefore, with the implementation of the Mitigation Measure the Project is consistent with the goals and objectives within MSHCP Section 6.3.2.

Since the Project is located within the MSHCP, Best Management Practices (MSHCP Volume I, Appendix C) will be implemented as part of Project Design features in order to be consistent with the MSHCP.

VIII. CERTIFICATION

I hereby certify that the statements furnished above and in the attachments present the data and information required for this biological evaluation, and that the facts, statements, and information presented are true and correct to the best of my knowledge

Signature:  Date: 01/31/2025

IX. LIST OF PREPARERS

This report was prepared by Carlson Strategic Land Solutions:

- Peter Carlson, President
- Brianna Bernard, Project Manager and Biologist

X. REFERENCES

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Michael Baker
INTERNATIONAL

APPENDIX C
PHASE I CULTURAL RESOURCES ASSESSMENT AND BUILT ENVIRONMENT EVALUATION

November 19, 2024 (Revised January 30, 2025)

Greg Ocasek
Warmington Residential - Southern California Division
3090 Pullman Street
Costa Mesa, CA 92626

Subject: Phase I Cultural Resources Assessment and Built Environment Evaluation, Eastvale Grapewin. Archaeological and Paleontological Records Searches, NAHC Sacred Land File Search, Built Environment Evaluation Memorandum

Dear Mr. Ocasek:

This Memorandum summarizes Archaeological and Paleontological records searches, an NAHC Sacred Lands File search, a pedestrian survey, and a built environment evaluation for the Eastvale Grapewin Project in the City of Eastvale, Riverside County, California.

As shown in Figure 1 below, the proposed Project site is located in Section 2 of Township 3 South, Range 7 West on the USGS *Corona North, CA* 7.5' Quadrangle Map. Figure 2 is an aerial depicting the Project site.

Cultural Resources Records Search

A California Historic Resources Information System (CHRIS) record search was requested of the South Coastal Information Center (SCIC) at San Diego State University on September 4, 2024 (Attachment A). Prior to the request, we learned that the Eastern Information Center (EIC) at the University of California, Riverside had recently closed permanently and that both Universities and the State Office of Historic Preservation (OHP) are working collaboratively to ensure that the records are transferred as efficiently and quickly as possible to the SCIC.

We received the following statement from Jaime Lennox at the SCIC on September 20, 2024. This statement is what the SCIC is currently sending to those requesting records searches:

> *The SCIC is taking on the Riverside County portion of the EIC's archive. At this time, we are able to offer PDF copies of Riverside reports and resource records as well as database output.*
>
> *WE DO NOT HAVE ACCESS TO RIVERSIDE MAPS and there is no GIS data available. Maps will only be available once we receive the full Riverside archive. We do not know when we'll be receiving Riverside County materials but once received, we will*

> *make everything available to clients ASAP including for in-house search appointments.*
>
> *We've recently updated our website to accept Riverside staff conducted records search requests, site forms, and reports, however we are not processing Riverside requests until we receive the Riverside archive.*
>
> *Please note that we cannot provide expected turnaround times for requests at this time. Once we receive the Riverside archive, clients can anticipate longer than normal processing times as the EIC already had a processing queue ahead of closing.*

Update: Jaime Lennox, SCIC Coordinator, informed us on November 12, 2024 that the Riverside archive was finally received this week, and we can expect our request to be completed and returned to us in approximately one month as the SCIC is working through a backlog of records search requests.

Paleontological Resources Records Search

Brittney Stoneburg, Collections Manager at the Western Science Center (WSC) in Hemet, completed a paleontological records search on October 21, 2024 (Attachment B) that determined no paleontological resources are recorded on the Project Site, nor within a one-mile radius, but the WSC does have fossil localities within similarly mapped units across southern California.

The geologic units underlying the Project site consist of Holocene and Pleistocene age alluvial deposits. Pleistocene alluvial units are highly paleontologically sensitive; therefore, any fossil material recovered from this project would likely be scientifically significant. The WSC, therefore, recommends requiring the preparation of a paleontological resource mitigation program to monitor, salvage, and curate any recovered fossils from the Project site (Stoneburg 2024).

Native American Heritage Commission (NAHC) Sacred Lands File Search

The Native American Heritage Commission responded to our Sacred Lands File (SLF) search request on September 17, 2024 (Green 2024). The results of the NAHC's SLF search are negative for the presence of sacred lands in the vicinity of the Project site (refer to Attachment C); however, the absence of specific cultural resources information does not necessarily indicate the absence of such resources on the Project site.

The NAHC identified 45 individuals from 24 Tribes as having traditional lands or cultural places in the vicinity. Please refer to Attachment C for the complete list.

Built Environment Evaluation – Urbana Preservation and Planning

Urbana Preservation and Planning conducted an evaluation of the project site's built environment (Baker & Kupel 2024). The site contains fourteen buildings and structures built after World War II and before 2003. The property was evaluated as not eligible for inclusion in the California Register of Historical Resources and, therefore, does not qualify as a historical resource under CEQA. No mitigation measures are recommended. Refer to Attachment D.

Summary/Recommended Mitigation Measures

Cultural Resources

Despite the largely built nature of the Project site, it does not appear to have been graded—particularly in the western and southern portions of the Project site. Because of the proximity of the Santa Ana River that attracted precontact populations, and the presence of known archaeological sites nearby along the river, archaeological monitoring of grading for the project is recommended.

Recommended Cultural Resources Mitigation Measures:

CUL-1: Prior to issuance of a grading permit, the 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 address potential impacts to undiscovered buried archaeological resources associated with this project. The CRMP shall be reviewed by the consulting Tribe and reviewed and approved by the City.

CUL-2: The Project applicant shall provide Native American monitoring during grading if the Lead Agency determines it is necessary. If applicable, the Native American monitor shall work in concert with the archaeological monitor to observe ground disturbances and search for cultural materials. The Lead Agency 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 includes the scope of monitoring, scheduling of monitors from individual consulting Tribe(s), and the course of action for inadvertent discoveries.

CUL-3: 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 to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event 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.

CUL-4: 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.

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 Lead Agency at the time of discovery. The archaeologist, in consultation with the Lead Agency, shall determine the significance of the discovered resources. The Lead Agency 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 Lead Agency before being carried out using professional archaeological methods. If any human bones are discovered, the county coroner and Lead Agency 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 NAHC) 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.

CUL-5: 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 Phase IV monitoring report.

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 State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources (OHP 1993). The collections and associated records shall be transferred, including title and accompanied by payment of the fees necessary for permanent curation.

CUL-6: A Phase IV 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 Lead Agency prior to the issuance of any building permits. The report will include DPR Primary and Archaeological Site Forms. The Phase IV 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).

Paleontological Resources

Deep excavations that extend down into paleontologically sensitive formations could uncover significant fossil remains. Therefore, paleontological monitoring is recommended to be conducted in the documented Pleistocene alluvial sediments during grading and trenching operations to recover any fossil remains quickly and professionally so as not impeding development. Sediment samples should be collected and processed as necessary to determine the small fossil potential in the proposed project area.

Recommended Paleontological Mitigation Measures:

PAL-1: Prior to the issuance of any grading permit, the project Applicant shall provide written evidence to the City, that the 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-grade conference, shall describe procedures for paleontological resource surveillance, and shall establish in the PRIMP, in cooperation with the Applicant and City, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of the fossils. If the paleontological resources are found to be significant, the paleontologist shall determine appropriate actions, in cooperation with the Applicant, which ensure proper exploration and/or salvage.

PAL-2: If paleontological resources are uncovered and after completion of the project, the 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 Applicant's qualified paleontologist shall prepare excavated material to the point

of identification. The 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. Applicant shall make a one-time payment of curatorial fees for the storage of these resources in perpetuity.

The City of Eastvale may have standard mitigation measures that it may wish to use for cultural and paleontological resources monitoring that would be acceptable if the spirit of the above recommended measures is retained.

Please contact Patrick Maxon at pmaxon@vcsenvironmental.com or 949.234.6077 should you have any questions or comments.

Sincerely,



Patrick Maxon, M.A., RPA
Director, Cultural Services

References

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2024 Historical Resource Assessment (HRA) Memorandum | 8312 Grapewin Street / 8330 Archibald Avenue, Eastvale, California.

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2024 Eastvale Grapewin Project, Riverside County, Sacred Lands File Search and Tribal Consultation list. Native American Heritage Commission, Sacramento.

Stoneburg, Brittney
2024 Results of a Records Search for the Eastvale Grapewin project, Western Science Center, Hemet.

Enclosures (3)

- Attachment A: South Coastal Information Center, California Historic Resources Information Center Records Search (submitted separately)
- Attachment B: Western Science Center, Hemet, Paleontology Records Search
- Attachment C: Native American Heritage Commission Sacred Lands File Search and Tribal Contacts List
- Attachment D: Urbana Preservation and Planning, Built Environment Evaluation

CONFIDENTIAL ATTACHMENT A

South Coastal Information Center
California Historic Resources Records Search

NOT FOR PUBLIC REVIEW

Submitted as a separate document on January 8, 2025

ATTACHMENT B

Western Science Center
Paleontological Records Search

WESTERN SCIENCE CENTER

October 21st, 2024

Patrick O. Maxon
VCS Environmental
30900 Rancho Viejo Road, Suite 100
San Juan Capistrano, CA 92675

Dear Mr. Maxon,

This letter presents the results of a record search conducted for the Eastvale Grapewin Project located in the city of Eastvale, Riverside County, California. The project area is located along Archibald Avenue at the southeast corner of Grapewin Street on Township 3 South, Range 7 West, on an unsectioned portion of the *Corona North CA* USGS 7.5 minute quadrangle.

The geologic units underlying the project are composed of alluvial deposits from the Holocene and Pleistocene epochs (Morton and Miller 2006). Pleistocene alluvial units are considered to be highly paleontologically sensitive. The Western Science Center does not have any localities within the project area or a 1 mile radius, but does have localities within similarly mapped units across Southern California.

Any fossil specimens recovered from the Eastvale Grapewin Project would be scientifically significant. Excavation activity associated with the development of the project area would impact the paleontologically sensitive Pleistocene units, and it is the recommendation of the Western Science Center that a paleontological resource mitigation program be put in place to monitor, salvage, and curate any recovered fossils from the study area.

If you have any questions, or would like further information, please feel free to contact me at bstoneburg@westerncentermuseum.org.

Sincerely,



Brittney Elizabeth Stoneburg, MSc
Collections Manager

Eastvale Grapewin Project

project area + 1 mile radius

Legend

- 1 Mile Radius
- Eastvale Grapewin Project
- grMz: Mesozoic granitic rocks , unit 2 (Peninsular Ranges) (Middle Jurassic to Late Cretaceous)
- Q: Quaternary alluvium and marine deposits (Pliocene to Holocene)

DISCOVERY VILLAGE
Discovery Park
The Enclave
Archibald Ave
Eastvale
Citrus St
Hellman Ave
Harrison Ave
Eleanor Roosevelt High School
SilverLakes Equestrian and Sports Park
Eastvale Community Park
Riverwalk Park
Corona Cattle
Chandler St
Chino Corona Rd
Santa Ana River
Norco Dr
Sixth St
Bob's Big Boy
Norco
California Rehabilitation Center
Norco DMV
Naval Sea Systems Command
Dairyland Park
SC Village
Koroneburg Renaissance Festival
Mike Raahauge Shooting Enterprises
Corydon Ave
15
475
1 mi
Survey
Google Earth

ATTACHMENT C

Native American Heritage Commission
Sacred Lands File Search and Tribal Contacts List

NATIVE AMERICAN HERITAGE COMMISSION

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Reginald Pagaling
Chumash

VICE-CHAIRPERSON
Buffy McQuillen
Yokayo Pomo, Yuki, Nomlaki

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Cahuilla

COMMISSIONER
Bennae Calac
Pauma-Yuima Band of Luiseño Indians

EXECUTIVE SECRETARY
Raymond C. Hitchcock
Miwok, Nisenan

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov

September 17, 2024

Patrick O. Maxon
VCS Environmental

Via Email to: pmaxon@vcsenvironmental.com

Re: Eastvale Grapewin Project, Riverside County

To Whom It May Concern:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green

Andrew Green
Cultural Resources Analyst

Attachment

Native American Heritage Commission
Native American Contact List
Riverside County
9/17/2024

Tribe Name	Fed (F) Non-Fed (N)	Contact Person	Contact Address	Phone #	Fax #	Email Address	Cultural Affiliation	Counties	Last Updated
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	1/11/2024
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	4/18/2024
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	2/1/2024
Cahuilla Band of Indians	F	BobbyRay Esparza, Cultural Director	52701 CA Highway 371 Anza, CA, 92539	(951) 763-5549		besparza@cahuilla-nsn.gov	Cahuilla	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	6/28/2023
Cahuilla Band of Indians	F	Anthony Madrigal, Tribal Historic Preservation Officer	52701 CA Highway 371 Anza, CA, 92539	(951) 763-5549		anthonymad2002@gmail.com	Cahuilla	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	6/28/2023
Gabrieleno Band of Mission Indians - Kizh Nation	N	Andrew Salas, Chairperson	P.O. Box 393 Covina, CA, 91723	(844) 390-0787		admin@gabrielenoindians.org	Gabrieleno	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	8/18/2023
Gabrieleno Band of Mission Indians - Kizh Nation	N	Christina Swindall Martinez, Secretary	P.O. Box 393 Covina, CA, 91723	(844) 390-0787		admin@gabrielenoindians.org	Gabrieleno	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	8/18/2023
Gabrieleno/Tongva San Gabriel Band of Mission Indians	N	Anthony Morales, Chairperson	P.O. Box 693 San Gabriel, CA, 91778	(626) 483-3564	(626) 286-1262	GTTribalcouncil@aol.com	Gabrieleno	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	12/4/2023
Gabrielino Tongva Indians of California Tribal Council	N	Robert Dorame, Chairperson	P.O. Box 490 Bellflower, CA, 90707	(562) 761-6417	(562) 761-6417	gtongva@gmail.com	Gabrielino	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	3/16/2023
Gabrielino Tongva Indians of California Tribal Council	N	Christina Conley, Cultural Resource Administrator	P.O. Box 941078 Simi Valley, CA, 93094	(626) 407-8761		christina.marsden@alumni.usc.edu	Gabrielino	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	3/16/2023
Gabrielino/Tongva Nation	N	Sandonne Goad, Chairperson	106 1/2 Judge John Aiso St., #231 Los Angeles, CA, 90012	(951) 807-0479		sgoad@gabrielino-tongva.com	Gabrielino	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	3/28/2023
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	5/30/2023

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	5/30/2023
Juaneno Band of Mission Indians	N	Sonia Johnston, Chairperson	P.O. Box 25628 Santa Ana, CA, 92799			sonia.johnston@sbcglobal.net	Juaneno	Orange,Riverside,San Diego	
Juaneno Band of Mission Indians Acjachemen Nation - Belardes	N	Joyce Perry, Cultural Resource Director	4955 Paseo Segovia Irvine, CA, 92603	(949) 293-8522		kaamalam@gmail.com	Juaneno	Los Angeles,Orange,Riverside,San Bernardino,San Diego	3/17/2023
Juaneno Band of Mission Indians Acjachemen Nation 84A	N	Heidi Lucero, Chairperson, THPO	31411-A La Matanza Street San Juan Capistrano, CA, 92675	(562) 879-2884		jbmian.chairwoman@gmail.com	Juaneno	Los Angeles,Orange,Riverside,San Bernardino,San Diego	3/28/2023
La Jolla Band of Luiseno Indians	F	Norma Contreras, Chairperson	22000 Highway 76 Pauma Valley, CA, 92061	(760) 742-3771			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	Imperial,Riverside,San Bernardino,San Diego	
Morongo Band of Mission Indians	F	Robert Martin, Chairperson	12700 Pumarra Road Banning, CA, 92220	(951) 755-5110	(951) 755-5177	abrierty@morongo-nsn.gov	Cahuilla Serrano	Imperial,Kern,Los Angeles,Riverside,San Bernardino,San Diego	
Morongo Band of Mission Indians	F	Ann Brierty, THPO	12700 Pumarra Road Banning, CA, 92220	(951) 755-5259	(951) 572-6004	abrierty@morongo-nsn.gov	Cahuilla Serrano	Imperial,Kern,Los Angeles,Riverside,San Bernardino,San Diego	
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	11/27/2023
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	11/27/2023
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	11/27/2023
Pauma Band of Luiseno Indians	F	Temet Aguilar, Chairperson	P.O. Box 369 Pauma Valley, CA, 92061	(760) 742-1289	(760) 742-3422	bennaecalac@aol.com	Luiseno	Orange,Riverside,San Diego	
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	8/2/2023

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	8/2/2023
Quechan Tribe of the Fort Yuma Reservation	F	Jill McCormick, Historic Preservation Officer	P.O. Box 1899 Yuma, AZ, 85366	(928) 261-0254		historicpreservation@quechantribe.com	Quechan	Imperial,Kern,Los Angeles,Riverside,San Bernardino,San Diego	5/16/2023
Quechan Tribe of the Fort Yuma Reservation	F	Manfred Scott, Acting Chairman - Kw'ts'an Cultural Committee	P.O. Box 1899 Yuma, AZ, 85366	(928) 210-8739		culturalcommittee@quechantribe.com	Quechan	Imperial,Kern,Los Angeles,Riverside,San Bernardino,San Diego	5/16/2023
Quechan Tribe of the Fort Yuma Reservation	F	Jordan Joaquin, President, Quechan Tribal Council	P.O.Box 1899 Yuma, AZ, 85366	(760) 919-3600		executivesecretary@quechantribe.com	Quechan	Imperial,Kern,Los Angeles,Riverside,San Bernardino,San Diego	5/16/2023
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	8/16/2016
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	
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	7/7/2023
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	5/31/2023
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	5/31/2023
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	5/31/2023
Santa Rosa Band of Cahuilla Indians	F	Steven Estrada, Tribal Chairman	P.O. Box 391820 Anza, CA, 92539	(951) 659-2700	(951) 659-2228	sestrada@santarosa-nsn.gov	Cahuilla	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	4/8/2024
Santa Rosa Band of Cahuilla Indians	F	Vanessa Minott, Tribal Administrator	P.O. Box 391820 Anza, CA, 92539	(951) 659-2700	(951) 659-2228	vminott@santarosa-nsn.gov	Cahuilla	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	4/8/2024
Soboba Band of Luiseno Indians	F	Joseph Ontiveros, Tribal Historic Preservation Officer	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-5279	(951) 654-4198	jontiveros@soboba-nsn.gov	Cahuilla Luiseno	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	7/14/2023
Soboba Band of Luiseno Indians	F	Jessica Valdez, Cultural Resource Specialist	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-6261	(951) 654-4198	jvaldez@soboba-nsn.gov	Cahuilla Luiseno	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	7/14/2023

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	10/30/2023
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	10/30/2023
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	10/30/2023
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	10/30/2023
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	10/30/2023

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Eastvale Grapewin Project, Riverside County.

Record: PROJ-2024-004861
Report Type: List of Tribes
Counties: Riverside
NAHC Group: All

ATTACHMENT D

Urbana Preservation and Planning
Built Environment Evaluation

October 31, 2024

Attn: Patrick O. Maxon, M.A., RPA
VCS Environmental
30900 Rancho Viejo Road | Suite 100 | San Juan Capistrano, CA 92675

Via Email: PMaxon@vcsenvironmental.com

RE: Historical Resource Assessment (HRA) Memorandum | 8312 Grapewin Street / 8330 Archibald Avenue, Eastvale, California.

Introduction and Purpose

The subject property at 8312 Grapewin Street and 8330 Archibald Avenue is composed of three developed parcels identified as Assessor Parcel Numbers (APN) 130-070-021, 130-070-015, and 130-080-004. The property contains fourteen buildings and structures built after World War Two and before 2003. The primary structure is a Ranch style single-family home (Building 1) constructed circa 1945-1948. Building 2 is a simple single-family home, also constructed between 1945 and 1948. The pool and pool structure (Building 6) were constructed between 1945 and 1948. An ancillary structure (Building 8) and a secondary pool structure (Structure 7) were constructed between 1948 and 1959. Three ancillary structures were constructed in 1970 (Building 9, Structures 13 & 14). Two ancillary structures (Buildings 3 and 5) and a stable (Building 4) were constructed between 1994 and 1998. A barn, riding arena, and ancillary structure (Buildings 10, 11, & 12) were constructed in 2003.

The property is not located within a historic district and is not identified on the California Built Environment Resource Directory (BERD). The property has not been previously surveyed for eligibility under the California Register of Historical Resources (CRHR), or the National Register of Historic Places (NRHP).

This Historical Resource Assessment (HRA) Memorandum was prepared by Urbana Preservation & Planning, LLC with contributions by Alexandrea Baker, MCP, and Douglas Kupel, Ph.D., RPA. Ms. Baker and Dr. Kupel exceed the Secretary of the Interior's Professional Qualification Standards in the disciplines of history and architectural history. Preparer qualifications are included as Attachment 2.

The purpose of the HRA Memorandum is to determine the potential for the property's eligibility under the criteria of the CRHR and to assess possible impacts to historical resources pursuant to Section 15064.5 of the California Environmental Quality Act Guidelines resultant from a proposed project.

Definition of Study Area / Area of Potential Impact

The study area encompasses the proposed project boundary which conforms to the parcel boundaries. The property is comprised of three parcels, addressed as 8312 Grapewin Street (Riverside County Assessor Parcel No. 130-070-021) and 8330 Archibald Avenue (Riverside County Assessor Parcel Nos. 130-070-015 & 130-080-004). The study area was intensively surveyed to inform historical resource identification and project impacts analysis.

A study area map is included as Figure 1 on the following page. Results are summarized in the following pages.

Figure 1. Study Area Map



Building 1: Ranch Style Single-Family Home, ca. 1945-1948
Building 2: Single-Family Home, ca. 1945-1948
Building 3: Ancillary Structure, ca. 1994-1998
Building 4: Stable, ca. 1994-1998
Building 5: Ancillary Structure, ca. 1994-1998
Building 6: Pool Structure, ca. 1945-1948
Structure 7: Pool Shelter, ca. 1948-1959
Building 8: Ancillary Structure, ca. 1948-1959
Building 9: Ancillary Structure/Tack, ca. 1970
Building 10: Barn, ca. 2003
Structure 11: Riding Arena, ca. 2003
Building 12: Ancillary Structure, ca. 2003
Structure 13: Ancillary Structure, ca. 1970
Structure 14: Ancillary Structure, ca. 1970
Property Boundaries:

Intensive Level Survey Findings

The study area and subject property, 8312 Grapewin Street / 8330 Archibald Avenue, is located within the Fuller Ranch subdivision. The property was originally platted circa 1942. At the time of the original development, much of the surrounding area was part of the Fuller "RanchO," owned by O.R. Fuller. The Fuller family operated a guest house at their home that was located approximately half a mile northeast of the subject property. In the late 1930s/early 1940s, Fuller began selling parcels adjacent to the Fuller Lake, located adjacent to the Santa Ana River and likely touted as an amenity to the subdivision. The subject property was one of these lakeside properties and was originally developed with a single-family ranch style residence after WWII. In the following years, the property was further developed with the addition of a second single family residence, pool structures, and ancillary structures related to equestrian/agricultural uses. Based on property reports, it appears that the property was divided into three separate parcels in the 1990s.

The property has been used as a residential property for most of its history, though in recent years it has been used as an equestrian training facility and as an agricultural property. The property features fourteen buildings and structures, eight of which date to the historic era (more than 45 years of age). The builder and architect of these buildings could not be identified.

There does not appear to have been significant alterations to the property, aside from the construction of additional buildings and structures. The most significant alteration was made to the secondary residence (Building 2); the residence was enlarged, and a porch cover was constructed between 1980 and 1994. This residence has also had window replacements. The main residence (Building 1) was also reroofed and has had window replacements. Most of the buildings and structures on the property are utilitarian in form with few architectural details. The primary residence (Building 1) is a simple example of the ranch style. While Building 1 exhibits common features of the style, it does not feature any architectural details that would distinguish it from the many other ranch style homes built in Southern California at the time.

The 8312 Grapewin Street / 8330 Archibald Avenue property does not qualify for designation under the CRHR. The property is not associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage under CRHR Criterion 1. It is not associated with the lives of persons important in California's past under CRHR Criterion 2. The property does not embody the distinctive characteristics of a type, period, or method of construction, or represent the work of an important creative individual or possess high artistic values under CRHR Criterion 3. There does not appear to be potential to yield information important in prehistory or history under CRHR Criterion 4.

The Urbana analysis included a site visit to the property during which the buildings were photographed and examined. Urbana researched the property using city directory listings, historic aerial imagery, Sanborn Fire Insurance maps, newspaper archives, County of Riverside Grantor/Grantee Index, permit records and Urbana's in-house architecture and construction history library. Urbana documented and evaluated the property on California Department of Parks and Recreation (DPR) 523 series forms. The DPR forms include current photos, a property description, construction history, historical narratives on Eastvale and the Fuller Ranch, ownership history, and include assessment under of the CRHR criteria. The DPR forms are included as Attachment 1.

Project Impacts Assessment

The 8312 Grapewin Street / 8330 Archibald Avenue property does not appear eligible for inclusion on the CRHR. As a result, the property does not qualify as an historical resource under CEQA. Future proposed projects would not cause an impact

to historical resources within the Study Area / Area of Potential Impact. Because significant resources have not been identified, additional historical analysis is not recommended.

Refer to the attached DPR forms for additional property history and please contact the office with any questions or comments.

Respectfully Submitted,

Alexandrea Baker, MCP

Attachment 1. DPR Forms | 8312 Grapewin Street / 8330 Archibald Avenue

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI # _____
Trinomial: _____
CRHR Status Code: 6Z
Other Listings: _____

Review Code _____ **Reviewer** _____ **Date** _____
Resource Name or #: 8312 Grapewin Street; 8330 Archibald Avenue
Page 1 of 61

P1. Other Identifier: 8312 Grapewin Street; 8330 Archibald Avenue
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**

- ***a. County** Riverside **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- ***b. USGS 7.5' Quad** Corona North **Date** 2022 **T** 5S ; **R** 9W ; _ ☐ **of** _ ☐ **of Sec** Unsectioned; S.B. **B.M.**
- c. Address 8312 Grapewin Street; 8330 Archibald Avenue City Eastvale Zip 92880
- d. UTM: (Give more than one for large and/or linear resources) Zone 11, 445377.15 mE/ 3755299.89 mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

The subject property is sited at the southeast corner of Grapewin Street and Archibald Avenue, originally part of Lot O, Section 2 of the Fuller Rancho subdivision. Identified as Riverside County Assessor's Parcel Numbers 130-070-021, 130-070-015, and 130-080-004, the property is located immediately west of the Santa Ana River.

***P3a. Description:** The evaluated property is located on parcels identified as APNs 130-070-021, 130-070-015 & 130-080-004 and consists of fourteen detached buildings and structures, addressed as 8312 Grapewin Street and 8330 Archibald Avenue. The buildings are sited on three irregular parcels, totaling approximately 8.07 acres, located at the southeast corner of Grapewin Street and Archibald Avenue. 8312 Grapewin Street (130-070-021) consists of twelve buildings, including the two residences, a barn, and stables buildings. The 8330 Archibald Avenue property (APNs 130-070-015 & 130-080-004) consists largely of an open agricultural space, with a driveway and two ancillary structures (Structures 13 &14). The surrounding neighborhood is composed of detached single-family residences, a religious property, and open space. **See Continuation Sheet for additional description.**



***P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property; HP33. Farm/ranch.
***P4. Resources Present:** ☒ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: 8312 Grapewin Street west elevation.
***P6. Date Constructed/Age and Source:** ☒-Historic: 1942-1945; HistoricAerials.com
***P7. Owner and Address:** Group ABG
***P8. Recorded by:** Alexandrea Baker, MCP. Urbana Preservation & Planning, LLC www.urbanapreservation.com
***P9. Date Recorded:** Oct. 2024
***P10. Survey Type:** Historical Resource Assessment
***P11. Report Citation:** (Cite survey report and other sources or enter "none.") Urbana Preservation & Planning, LLC, *Historical Resource Assessment Memorandum 8312 Grapewin St; 8330 Archibald Ave, Eastvale, CA*, Oct. 2024.

***Attachments:** ☐ NONE ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List):

B1. Historic Name: 8312 Grapewin Street / Lot 13 and 14, Assessor Map #62
B2. Common Name: 8312 Grapewin Street / 8330 Archibald Avenue
B3. Original Use: Residential B4. Present Use: Residential/Agricultural
***B5. Architectural Style:** Ranch Style / Equestrian
***B6. Construction History:** Construction history is based on property building permits and historic and current aerial photography. Circa 1945-1948, the property was initially improved with a single-family residence, constructed in the Ranch style of architecture. Around the same time (between 1945 and 1948), the property was developed with the construction of a secondary residence, pool, pool shelter, and ancillary buildings. Between 1948 and 1959, an additional pool shelter and an ancillary structure were constructed. In 1970, three ancillary structures related to equestrian/agriculture uses were constructed. Between 1994 and 1998, a barn and ancillary structure were constructed. In 2003, a barn, ancillary structure, and riding arena were constructed.

Over the years, several permits were submitted for building electrical, plumbing, and sewer. There are several permits listed for the construction of ancillary buildings and structures. **See Continuation Sheet for a complete list of property building permits.**

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:**_____
***B8. Related Features:** No related features.
B9a. Architect: Not Identified b. Builder: Not Identified
***B10. Significance: Theme** N/A **Area** N/A **Period of Significance** N/A **Property Type** Residential **Applicable Criteria** CRHR Ineligible

The study area and subject property, 8312 Grapewin Street and 8330 Archibald Avenue is located on Lot O, Section 2 of the Fuller Rancho Subdivision, and is part of the City of Eastvale which was incorporated in 2010.

Constructed by 1948, the property does not qualify for designation under the CRHR. The property is not associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage under CRHR 1. The property is not associated with the lives of persons important in California's past under CRHR 2. The property and buildings do not exhibit features that would distinguish them architecturally or artistically, nor are they the work of a notable architect, builder, or designer under CRHR 3. The property does not have the potential to yield information important in prehistory or history.

See Continuation Sheet for additional information.

B11. Additional Resource Attributes: N/A
***B12. References:** See Continuation Sheet for References
B13. Remarks: None
***B14. Evaluator:** Alexandrea Baker, MCP.
Urbana Preservation & Planning, LLC
***Date of Evaluation:** October 2024



(This space reserved for official comments)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

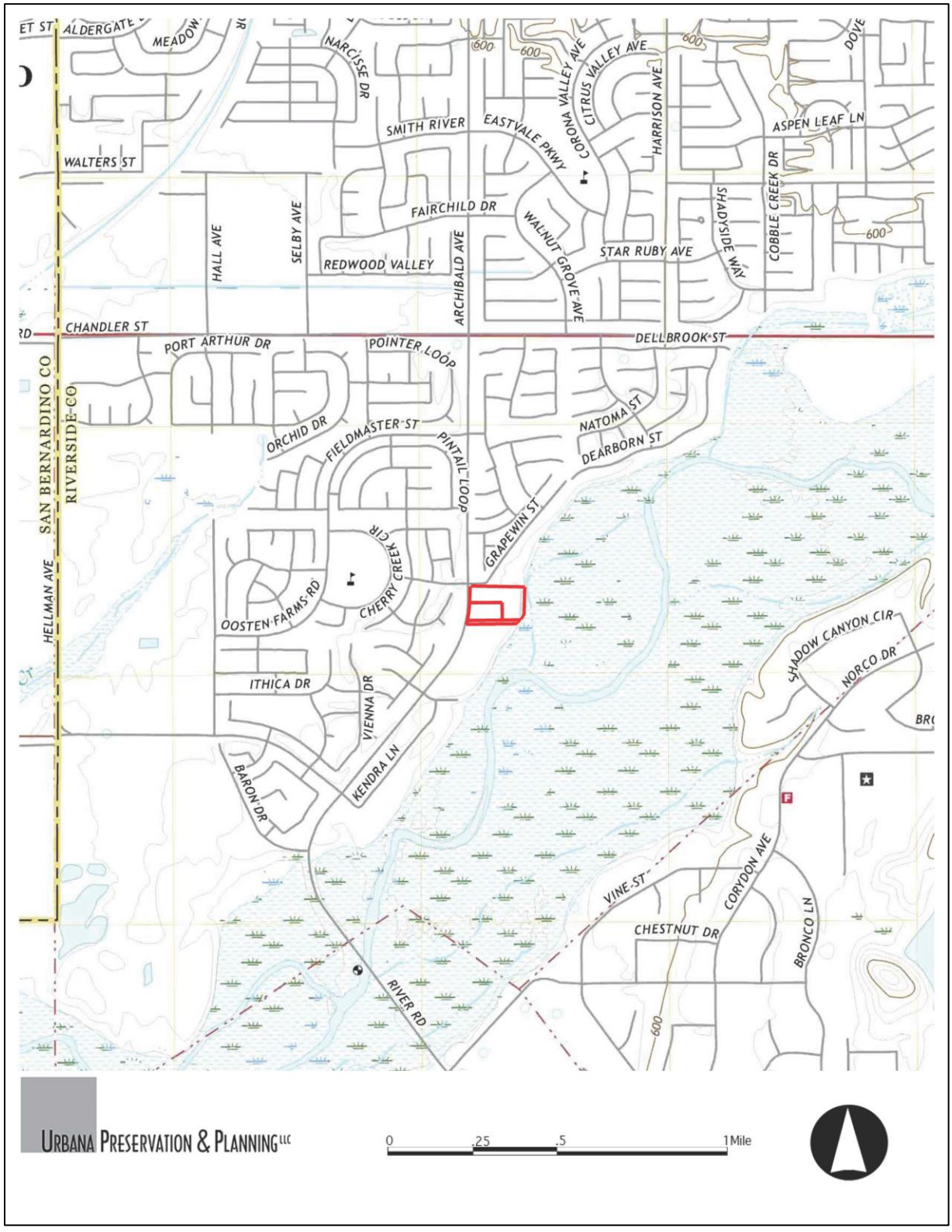
LOCATION MAP

Primary# _____
HRI# _____
Trinomial# _____

*NRHP Status Code: 6Z

*Resource Name or # (Assigned by recorder) 8312 Grapewin Street; 8330 Archibald Avenue

*Map Name: Corona North USGS Quadrangle Maps *Date: 2022 *Scale: 1:24,000



*Required information

Site Plan



Building 1: Ranch Style Single-Family Home, ca. 1945-1948
Building 2: Single-Family Home, ca. 1945-1948
Building 3: Ancillary Structure, ca. 1994-1998
Building 4: Stable, ca. 1994-1998
Building 5: Ancillary Structure, ca. 1994-1998
Building 6: Pool Structure, ca. 1945-1948
Structure 7: Pool Shelter, ca. 1948-1959
Building 8: Ancillary Structure, ca. 1948-1959
Building 9: Ancillary Structure/Tack, ca. 1970
Building 10: Barn, ca. 2003
Structure 11: Riding Arena, ca. 2003
Building 12: Ancillary Structure, ca. 2003
Structure 13: Ancillary Structure, ca. 1970
Structure 14: Ancillary Structure, ca. 1970
Property Boundaries:

P3a. Description (Continued from page 1)

8312 Grapewin Street / 8330 Archibald Avenue Current Description

The property was originally developed circa 1945-1948. It currently (2024) consists of fourteen detached structures: two single family residences, a barn, and eleven ancillary structures. The architect or builder of the property could not be determined. The buildings on the property were constructed gradually in three main periods: during World War Two and the immediate post-war era, in the 1970s, and from 1994 onward. A majority of the buildings are located at the eastern edge of the property overlooking the Santa Ana River. There is a long driveway leading from the southeast corner of Grapewin Street and Archibald Avenue along the north edge of the property to the residences. A second driveway enters the property from Archibald Avenue along the south edge of the property.

The main single-family residence (Building 1) was constructed in the ranch style of architecture by 1948. The second single family residence (Building 2) has minimal architectural details, most closely resembling a ranch style home. This structure was constructed between 1945 and 1948. Twelve of the buildings are located on the 8312 Grapewin Street property. Two of the structures are located on the 8330 Archibald Avenue property. A majority of the 8330 Archibald Avenue property is used as agricultural land.

Building 1 is a one-story single-family residence constructed by 1948. The building is constructed in the ranch style with minimal architectural details. The building has a T-shaped form with a low, broad mass. The building is clad in stucco with a hipped roof covered in composition shingles. The roof has a moderate overhang with boxed eaves. The front (west) elevation features a narrow front porch, with a concrete foundation, and a simple wood board railing. Set at the front elevation is a large exterior, stone chimney. There are two single doors set within the front porch area. There are two large, multi-lite windows within the front porch. To the left of the front porch, at the front elevation, there are two large multi-lite windows and two fixed round windows. On the right side of the front elevation, there is one door, and a one sash, multi-lite window. The western wing of the building is a double car garage, with a fixed multi-lite window at the west elevation. The two, rollup metal garage doors are located at the south elevation of the west wing.

The south elevation of Building 1 does not have any openings or features. The north elevation features one multi-lite fixed window. At the rear (east) elevation of the north wing of the building, there are five multi-lite sash windows, and one multi-lite fixed window. At the rear of the center wing of the building there are three multi-lite sash windows, seven multi-lite casement windows, one sliding glass door, and one rear entrance door. At the rear of the southern wing of the building there are three multi-lite sash windows, and one small sash window. Most of the windows are vinyl set within a wood opening. At the rear of the building, there is a small concrete step leading to a stone patio. From the patio, there is a long narrow stone staircase leading east towards the Santa Ana River.

Building 2 is a one-story single-family residence constructed between 1945 and 1948. The building has a simple, rectangular plan with minimal architectural features. The building has a side gable roof, clad in composition shingles. The roof has a moderate overhang with boxed eaves. At the front (west) elevation there is a simple front gable porch covering supported by two simple posts. The front elevation is asymmetrical, with a single front entrance door with a narrow sidelight next to it. There are three multi-lite sash windows at the front elevation. At the north elevation there are two fixed multi-lite windows with sconce lights above.

At the south elevation of Building 2, there is one (1) side entrance door with a small porch gable above. There is one fixed window at the south elevation. At the rear (east) elevation there is one rear door, and one sliding

glass door with a front gable porch roof above. At the rear elevation there is also one large, fixed window, one small, fixed window, one small sash window, and utility access door. There is a small concrete slab patio at the rear of the building, with several steps leading towards the east side of the property.

Building 3 is a simple ancillary structure. It has a rectangular plan with horizontal wood siding, constructed between 1994 and 1998. The building has a nearly flat shed roof with exposed rafters. The building is an agricultural ancillary building, with three doors at the east elevation, and three open windows with bars across at the west elevation.

Building 4 appears to be a horse stable that is currently used as storage, constructed between 1994 and 1998. The building has a rectangular plan with four individual stalls. The building has a metal frame and wood and metal siding. The building has a metal cross gable roof with and open gable for ventilation.

Building 5 is a small ancillary structure, constructed between 1994 and 1998. It was constructed of concrete blocks with a low pitched shed roof. The building has one door and one window opening at the west elevation. The building has one window opening at the east elevation. The building has an open gable.

Building 6 is a pool side amenity, constructed between 1945 and 1948. The building is constructed with concrete blocks that connect to the pool privacy wall. The building has an open east elevation, with an attached wooden bar area, and a small shower space. The building has a flat roof and a concrete floor. The west elevation has small openings in the concrete block wall.

Structure 7 is a pool shelter with a shed roof supported by three wood posts, constructed between 1948 and 1959. The structure is set on a concrete platform adjacent to the pool.

Building 8 is an agricultural ancillary building, constructed between 1948 and 1959. The building has a rectangular form with horizontal wood siding. The building has a gable roof with several large doors on each elevation. There is an open walkway through the center of the building.

Building 9 is a small ancillary building, constructed in 1970. It has a square plan, constructed of concrete blocks. The building as a side gable roof with door openings the north and south elevations.

Building 10 is a large barn, constructed in 2003. The building has an L-shaped form with the main opening located at the north elevation. The main opening is a set of large sliding doors. There is a large window, with a rounded transom above, set above the main entrance. The barn has windows and doors at each elevation. The building has open gables for ventilation.

Structure 11 is a large open-sided riding arena, constructed in 2003. The structure has a metal frame with a corrugated metal roof. There is simple fencing around each elevation with a flat, sawdust covered opening.

Building 12 is a simple ancillary structure, constructed in 2003. The building has a rectangular plan with a side gable roof. The building has vertical wood siding. There is one large door at the north elevation, and several horizontal sliding windows with wide wood trim around them.

Structures 13 and 14 are small ancillary structures, both constructed in 1970. They consist of corrugated metal roof coverings and open sides.

Additional features on the property include mature palm trees lining the driveway at the north edge of the property. There is a pool at the southeast corner of the property. The property is currently in use as an agricultural property, and there are a series of fences throughout the property. There are also several small temporary features throughout the property related to animal care.

Current views of the property are included below and in the following pages.



Building 1 – Front (West) Elevation.



Building 1 – Rear (East) Elevation



Building 2 – Front (West) Elevation



Building 3 – West Elevation



Building 4 – East Elevation



Building 5 – East Elevation



Building 6 – West Elevation



Structure 7 – View East



Building 8 – North Elevation



Building 9 – North Elevation



Building 10 – North Elevation



Structure 11 – North Elevation



Building 12 – North Elevation



Structure 13 – View South



Structure 14 – View South



Driveway – View East



Pool – View Northwest



Stairs to River – View East

B6. Construction History (Continued from page 2)

The subject property was originally part of the larger Fuller Rancho. In the 1940s, the Fuller Rancho, located further north from the subject property, began selling off properties alongside the Santa Ana River and the Fuller Ranch that previously existed east of the subject property. These riverside properties were sold to wealthy owners, primarily for use as weekend or vacation homes.

The subject property was originally developed in circa 1945-1948. The primary, ranch style home (Building 1) was constructed by 1948. The secondary single-family home, was likely constructed around the same time. Both structures first appear on aerial images from 1948. The pool and pool structure at the southeast corner of the property was also constructed between 1942 and 1948.

Between 1948 and 1959, the pool shelter (Structure 7) and ancillary structure (Building 8) were constructed.

Starting in 1970, the tack room (Building 9), feed storage (Structure 13), and hay shed (Structure 14) were constructed (Permit No. 188494 & 188495). Property owner Glenn Gilstrap obtained the permits. Each of these buildings are agricultural/equestrian in use. In 1971, Gilstrap obtained a permit for electrical for a pump for irrigation water (Permit No. 202535).

Based on permit history and the County of Riverside Grantor/Grantee Index, it appear that the property was subdivided into separate parcels (APNs 130-070-021, 130-070-015 & 130-080-004) between 1970 and 1991.

Between 1994 and 1998, the Ancillary Building (#3), the stable (Building 4), and Ancillary Building (#5) were constructed.

In 2003, the barn (Building 10), riding arena (Structure 11), and Building 12 were constructed.

In 2008, Susan Peacock obtained a permit to construct a block wall (Permit No. BWL080422). The contractor for the project was Pacific Shore Masonry.

Further permits were identified through the County of Riverside property report; however, the following permits did not include dates, ownership, or contractor information.

A permit was issued to provide electric to a well (Permit No. 237937). A room addition and patio cover were constructed (Permit No. BAR030420). This permit likely refers to the secondary residence (Building 2); this building originally had a small footprint, and based on aerial images, was expanded between 1980 and 1994, including the addition of the front porch gable roof. Other notable permits issued include construction of a barn (Permit No. BXX024213), which likely refers to the barn and riding arena construction in 2003. A permit to reroof, replacing the shake shingles and installing composition shingles is listed (Permit No. BXX981290).

Available permits are listed below in Table 1:

Table 1. Permit History

Date	Permitted Work	Owner	Address
1/30/1969	New electrical to residence (Permit No. 167440)	Owner: Glenn Gilstrap	8312 Grapewin (Lot 14, Assessor Map #62)

12/29/1970	Tack Room and Feed Storage (Permit No. 188494)	Owner: Glenn Gilstrap	8312 Grapewin (Lot 13 and 14, Assessor Map #62)
12/29/1970	Hay Shed (Permit No. 188495)	Owner: Glenn Gilstrap	8312 Grapewin (Lot 13 and 14, Assessor Map #62)
12/3/1971	Electrical to Pump for irrigation water (Permit No. 202535)	Owner: Glenn Gilstrap	8312 Grapewin Ave (Lot 13 and 14, Assessor Map #62)
11/31/2008	Block Wall (Permit No. BWL080422)	Owner: Susan Peacock Contractor: Pacific Shore Masonry	8312 Grapewin Rd
Not Listed	Electric to well (Permit No. 237937)	Not Listed	8312 Grapewin Rd
Not Listed	Room Addition and Patio Cover (BAR030420)	Not Listed	8312 Grapewin Rd
Not Listed	200 AMP Electric meter to horse barn and AG Reg hay barn (BEL021395)	Not Listed	8312 Grapewin Rd
Not Listed	Relocate 200 AMP Service (BEL031401)	Not Listed	8312 Grapewin Rd
Not Listed	Temp power for construction trailer (BEL 040179)	Not Listed	8312 Grapewin Rd
Not Listed	Temp power pole for well pump for grading purposes (BEL040186)	Not Listed	8312 Grapewin Rd
Not Listed	AG Reg - Cover for private area (open all sides) (BFE020023)	Not Listed	8312 Grapewin Rd
Not Listed	Rough Grading - TR 30735 - all lots (BGR030835)	Not Listed	8312 Grapewin Rd
Not Listed	Rough Grade Permit for TR30701 (BGR031171)	Not Listed	8312 Grapewin Rd
Not Listed	New Septic System (BPL020651)	Not Listed	8312 Grapewin Rd
Not Listed	Barn (No plumbing or electrical (BXX024213)	Not Listed	8312 Grapewin Rd
Not Listed	6'x172' Garden Wall (BXX067146)	Not Listed	8312 Grapewin Rd
Not Listed	Retaining Wall (BXX067787)	Not Listed	8312 Grapewin Rd
Not Listed	Reroof - shake tear off/install comp (BXX981290)	Not Listed	8312 Grapewin Rd

B10. Significance (Continued from page 2)

Historic Overview of Eastvale

The land that would become the city of Eastvale was originally part of the Spanish Empire until 1810 and became Mexico after 1821. The government of Mexico awarded land grants to influential citizens. California became part of the United States in 1848 and became a state in 1850. Riverside County was created in 1893. At one of the first meetings of the Riverside County Board of Commissioners, "East Vale" was listed as one of the 53 school districts in the county. However, the area would not obtain cityhood until more than a century later in 2010.

The Eastvale area slowly developed as a farming and dairy community. The community remained as a low-density rural community for many decades. In 1940, the area had a population of only 755 people. By the 1950s, nearby Los Angeles was experiencing a population boom, and development began to expand into the outlying farmlands. In response, dairies began further east, into the Eastvale area. The dairies that operated out of Eastvale, Chino Valley, and Ontario were primarily owned and operated by Dutch and Portuguese families. Approximately half of present-day Eastvale was part of what became known as the Fuller Ranch. The Fuller Ranch totaled approximately 3,000 acres and was owned by the Fuller family from 1889 to 1954. Most of the southern half of the city, between Schleisman Road and the Santa Ana River (including the subject property), were formerly Fuller ranch land. The population in Eastvale grew slowly. By 1970, the population had reached 1,587, and by 2000, had reached 6,011.

In 2007, conversations regarding cityhood. In 2010, the city was officially incorporated as a city in Riverside County. The area had a significant population boom in the decade between 2000 and 2010. By 2010, the population reached 47,637. By 2017, the population reached 64,613.[1]

Fuller Ranch

Approximately half of the current city of Eastvale was previously part of the Fuller Ranch. The ranch originally measured approximately six square miles, about 3,000 acres, spanning between Schleisman Road to the Santa Ana River. The property was first called the Pioneer Ranch after a business owned by the Fuller family. The name was changed to the Fuller Ranch in 1925. The Fuller family owned the property for approximately 65 years, between 1889 and 1954.

Henry Harrison Fuller was born in 1832 in Buckstown, Pennsylvania. In his early life, Fuller worked as a bricklayer and in a dry goods store. In 1854, he married Mary Ann Morewood. Their daughter Anna Losta was born in 1855. In 1854, the family moved to Iowa where they had five more children: Charles Henry, Mary Drusilla, Ortus Benton, Ernest Pearl, and Grace Vivian. From 1873 to 1877, Fuller was working as an Indian Agent for the reservation at Lemhi, Idaho.

Fuller first visited California in 1877. In 1882, Fuller purchased a 200-acre ranch approximately 25 miles northeast of downtown Los Angeles, in the upper San Gabriel River Valley. His family joined him in 1883. Fuller sold the ranch in 1884 to G.D. Whitcomb and G.E. Gard. This land became the town sites of Glendora and Alosa. After selling their property, Harrison and Mary Ann Fuller purchased 20 acres further west, and in 1886, moved into a two-story house on the property. This home was located at what is now the corner of Citrus and Alosta Avenues in the City of Azusa. In Azusa, Fuller established one of the first orange groves in the San Gabriel River Valley. He also served as Los Angeles County Tax Collector for eight years. In 1889, the Fuller family purchased the ranch at what would become Eastvale, taking advantage of the end of the railroad boom and falling land prices. Harrison Fuller passed away in 1903.

The Fuller family saw commercial success in Los Angeles in the 1880s. The family was involved in merchandising, storage, construction, and local transportation. Charles and Ortus Fuller, and their brother-in-law Fred Zucker, were involved in several business ventures including the Fuller Department Stores, Los Angeles Warehouse Company, Enterprise Construction Company, and Pioneer Transfer Company.

The Pioneer Transfer Company was established to provide local freight transportation, to and from the railroads in Los Angeles. At the time, the company was using horse drawn vehicles, as motorized trucks would not exist for several more years. A ranch in present day Eastvale was purchased by the Fuller family between 1887 to 1892. It was established to raise draft horses for the Pioneer Transfer Company and named the Pioneer Ranch. It was located approximately 50 miles from downtown Los Angeles and approximately four miles from the Rincon railroad station. Around 1900, motor trucks replaced horses at the Pioneer Transfer Company, which was subsequently renamed to the Pioneer Truck and Transfer. By 1907, operations at the Pioneer Ranch changed their emphasis from draft horses to show horses and other animals.

The Pioneer Ranch was listed as being in South Riverside in 1893, as towns in the surrounding area had yet to be established. In 1893, Ortus Fuller was listed as a farmer at the property and appears to have been the primary operator of the ranch. However, by 1901, Charles and Ortus Fuller began focusing their business interests on Santa Barbara County, leaving the Pioneer Ranch in the hands of a hired manager. By then, the ranch had become known as one of the best cattle and racehorse breeding farms in California. The property had pasture land for horses, swine, and other livestock, several acres of barley and alfalfa crops, and more acres of vegetable crops including corn, melons, and beets. In addition to the 3,000 acres owned by the Fuller family, an additional 2,000 acres were leased and used as ranch property by 1907.

In 1915, approximately 2,000 acres of land were transferred from ownership by individual Fuller family members (Charles, Ortus, and Mary Fuller, and their spouses) to the family-owned Pioneer Ranch Corporation. By 1915, portions of the original 3,000-acre ranch had been sold. The land was sold and developed into the Persimmon, Kingston, and Cedar Rapids subdivision tracts, and by 1915, the Pioneer Ranch totaled approximately 1,885 acres.

The Pioneer Ranch remained in the Fuller family, with ownership passing to Olive Ransome (O.R.) Fuller, son of Charles Fuller, in 1925. O.R grew up in Kansas and moved to California to live with his father in 1900. He operated several successful auto dealerships and a passenger transit company, from 1907 to 1929. Ortus Fuller passed away in 1922; at the time, the Fuller family had minimal involvement in the running of the ranch. Charles and O.R. Fuller used the property as a weekend retreat, staying at the original ranch house, however, it appears they had a minimal interest in the property until after 1925.

In 1928, O.R. Fuller and his wife Ione designed a new home on the property, Casa Orone, which they used as a weekend retreat while living in Los Angeles. During the Great Depression Fuller lost all of his businesses, with his only remaining asset being the ranch. At this time, he changed the name to the Fuller Rancho, signifying his intent to take greater control of the property. He often spelled the word "RanchO" to emphasize his first initial. In 1931, the family, including O.R., Ione, and their eleven-year-old daughter Marcellie, moved to the ranch. At this time, in 1931, the Fuller ranch totaled 3,000 acres with about 1400 animals, including about 500 dairy cows. Milk and cream were sold in Corona and the surrounding area. There were also about 7,500 chickens, as well as many turkeys and other types of fowl, on the property. Within a few years of moving to the ranch full time, Fuller had become one of the largest turkey ranchers in Southern California. Fuller Rancho delivered milk and eggs across Southern California, and opened the Fuller Rancho Market, a drive-up grocery store, in Pomona.

In 1937, Fuller converted the main house, Casa Orone, into the Fuller Guest Rancho. The house had overnight accommodations for 25 guests, an Olympic-sized swimming pool, a poolside bar and a 5-star restaurant. Guests were able to visit the nearby lake and river, and ride horses through the area. The Ranch was also known for its illegal gambling. The ranch drew many visitors from nearby Los Angeles, including celebrities such as Olivia DeHavilland, Groucho Marx, Mary Pickford, Red Skelton, and Elizabeth Taylor.

In the late 1930s, Fuller also began subdividing the ranch into building lots, along the adjacent Santa Ana River. One of the notable early residents was actor Charles Grapewin who owned one of the riverside properties. His residence, a two story Mediterranean style home that has since been demolished, was located at the northern end of the street now known as Grapewin Street.

During World War II, medical staff and patients from the nearby Corona Naval Hospital in Norco visited the Rancho. O.R. Fuller passed away soon after the War, in August 1946. By that time, large portions of the original 3,000 acre Fuller Rancho had been sold or leased to third parties for ranches or housing development. Ione Fuller closed the guest ranch after her husband's death. She soon married Harvey Weeks in 1948 and remained at the Fuller Rancho until her death in 1951.

The remaining Fuller Rancho property was sold to Walter Koening, a local dairyman. Koening subsequently resold most of the land for agricultural use. In 1959, the guest house was purchased by the Good Samaritan Center, a retirement facility. In 1967, it was converted to the St. Katherine's Home for Boys, a youth counseling facility. In 2004, the property was demolished and subdivided into tract housing. In 2010, the 3,000 acres that originally made up the Fuller Rancho and the surrounding area, were incorporated as the City of Eastvale, California.[2]

Ranch Style Architecture

The Ranch style of architecture originated in the mid-1930s in southern California. Its simple form made it relatively cheap to construct, and it was one of the styles permitted to be built under FHA financing guidelines. Into the 1950s, Ranch style homes represented sheltered privacy and a sense of security from the happenings of the Cold War, when Civil Defense needs stressed strength of the family and home as strength of the country. Throughout the United States, the Ranch style dominated residential tracts developed in the 1950s, 1960s, and 1970s.

After World War II, the style began to gain popularity. It was the most popular style of architecture in the 1950s and 1960s. The style was often found in large, mass constructed subdivisions. Ranch house suburbs were common across the country, especially in areas that saw a housing boom post-war. The style was especially popular in the southern Sunbelt region, where relatively cheap land prices allowed for the sprawling style to be built. The increased use of automobiles after World War II facilitated the widespread construction of the ranch style house. Mass constructed ranch style suburbs were constructed on large swaths of undeveloped land – away from the cities. Cars made it possible for people to travel from the city to their homes in the suburbs.

The style was loosely based on early Spanish Colonial ranch houses in the American Southwest. The ranch style that came about in the mid-century was advertised as part of a casual family-oriented lifestyle for postwar families. It was more accessible to most Americans than other modern styles seen at the time. The style met the demand for housing that reflected the latest architectural aesthetic, stylistic details, and materials, including interior courtyards, aluminum framed windows, sliding glass doors, flat roofs, and masonry screen walls, while remaining affordable. The Ranch style home was typically built with a broad,

one-story shape, built low to the ground, with a low-pitched roof. The front entry is typically off-center and sheltered under the main roof of the house. The garage is typically attached, elongating the building's form. They typically have a large picture window and an asymmetrical façade.[3]
Identifying-exterior features of Ranch style residential buildings are listed below:

- Broad, one-story horizontal massing
- Built low to the ground
- Asymmetrical façade
- Off-center front door
- Low-pitched roof without dormers
- Moderate to wide roof overhang
- Large picture windows
- Multiple window shapes and sizes
- Integrated "slants"
- Different wall-cladding materials
- Garage attached to main façade
- One of four general subtypes that are based on roof form
    - Hipped roof
    - Cross-hipped roof
    - Side-gable roof
    - Cross-gable roof

The subject property features one ranch style residence. The building was constructed circa 1942 and is a simple example of the style. The one-story residence features several of the character defining features of the Ranch style. The residence has a broad, one-story horizontal form, built low to the ground. The building has an asymmetrical façade, clad in stucco with a large exterior stone chimney at the front elevation. The roof is low-pitched with a moderate overhang. The building has several large windows, and windows of different sizes and shapes. The garage is attached to the front elevation.

Property Ownership History

8312 Grapewin Street
John Ridgway was the first identified owner of the property. Earlier owners could not be identified after reviewing County of Riverside Grantor/Grantee indexes and genealogical research. It is possible that Ridgway was the original owner of the property, however no further information on Ridgway was available. Marcellie Fuller, daughter of O.R. Fuller, stated that river front properties were sold by her father to "a talent scout from Hollywood, a film director, an oilman from Long Beach, a shipbuilder from Long Beach, and a mortician from Long Beach." Ridgway sold the property to Cataldo and Mary Burke in 1965.

Cataldo and Mary Burke were married in Michigan in 1913 and moved to Southern California in 1928. The couple had five daughters. Burke was one of the earliest wholesale grape and wine merchants in the Los Angeles area. Burke and his brothers, Jim and Mike Burchierie, operated a winery, Gardena Vintage Co., for thirty years. Burke retired in 1960, and the couple moved to West Palm Springs. They purchased the subject property in 1965, though they only owned it for one year.[4]

The next owner was part of the Mezori family. Margaret Mezori was born in 1913 in California. Henry and Margaret Mezori had three children, Delores, Henry, and Suzanne Mezori. Delores was born in 1936, Henry in 1946, and Suzanne in 1949. From at least 1950 to 1958, the family was living in Elsinore, California. Delores

attended the University of California and married Donald Roy Parks in 1958.[5] In 1961, she was working at Beaumont Realty in 1961. Members of the Mezori family owned the property from 1966 to 1969.[6]

Glenn and Marjorie Gilstrap owned the property from circa 1969 to 2000. Glenn Eugene Gilstrap was born in Indiana in 1928. Marjorie June Heacock was born in Indiana in 1929. The couple was married in 1946 and welcomed their daughter, Glenda, in 1949. In 1950, the couple was living in Indiana with their daughter. At the time, Glenn Gilstrap was working as a delivery driver for an electrical company. By 1960, the family was living in Westminster, California. The family lived in Westminster until at least 1970. They had purchased the property by 1969, as noted on County of Riverside permits, and owned the property until 2000. Glenn Gilstrap passed away in 2011.[7]

In 2000, the property passed to Joanne Burt Peacock, although research indicates her grandson, Richard William Peacock Jr. was living at the property by 1994. Richard Peacock was born in 1934 in Oakland. He was a product manager at Ling Electronics for 26 years and was also an amateur radio operator. The couple had three sons: William Frank, Michael Davey, and Bradley Burt, and one grandson, Richard William Peacock Jr. In 1966, the family was living in Orange, California. Richard Peacock passed away in 1988.[8]

The property remained in the Peacock family until 2022. Research indicated that several members of the Peacock family occupied the property throughout the years, including Richard Peacock Jr. from 1994 to 2020, Michael Peacock from 2000 to 2014, and Bradly Peacock from1999 to 2022. It was most recently owned and used by Susan Hoffman Peacock for a business called "Dressage Peacock." The property was used as the location of a dressage apprenticeship program, run by Susan Peacock. The program was designed to prepare the participants for a career as a professional dressage trainer. The program participants were able to live at the property and participated in daily work with their own horse, supervised by Peacock and her staff. Susan Peacock is a trainer and national and international clinician. She is one of the few USDF nationality certified instructor/trainers in the United States. Joanne L. and Bradley Burt Peacock sold the property in 2022.

Table 2 showing the known owners of 8312 Grapewin Street is included below:

Table 2: Ownership History for 8312 Grapewin Street

Year	Owner	Source
1965	John Ridgway	County of Riverside Grantor/Grantee Index
1965-1966	Cataldo and Mary Burke	County of Riverside Grantor/Grantee Index
1966-1968	Delores L. Mezori	County of Riverside Grantor/Grantee Index
1968	Henry and Margret M. Mezori	County of Riverside Grantor/Grantee Index
1969	Henry and Etal Mezori	County of Riverside Grantor/Grantee Index
1969-2000	Glenn E and Marjorie J Gilstrap	Riverside County Permits Ancestry.com. U.S., Phone and Address Directories
2000-2022	Joanne Peacock Bradley Burt Peacock	County of Riverside Grantor/Grantee Index

8330 Archibald Avenue

The 8330 Archibald Avenue does not contain any residential buildings, and as such does not have an occupancy history. According to the County of Riverside property report, the property was first established in 1991; the property may have been subdivided from the larger 8312 Grapewin Street property at this time. The

first identified, and current, owner is the Onesimo and Silvia Coronel Family Trust. Research indicated that several members of the Coronel family were associated with the property including Onesimo, Silvia (Delatorre), Laura, Griselda, Lissette, and Howard Coronel. Onesimo E. Coronel was born in 1953. Silvia B. Delatorre was born in 1952. The couple married in 1984 in Los Angeles. Onesimo Coronel is associated with the property as early as 1984. Further information about the family was not available. They are listed as the current owners of the property on Parlay ParcelQuest.

Table 3 showing the known owners of 8330 Archibald Avenue is included below:

Table 3: Ownership History for 8330 Archibald Avenue

Year	Owner	Source
1991-2024	Onesimo and Silvia Coronel Family Trust	Parlay ParcelQuest

B10. Significance (Continued from page 2):

CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR) ELIGIBILTY REVIEW

CRHR Criterion 1: Association with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
Research and analysis indicates the subject property does not qualify for designation under Criterion 1. The subject property is located at the intersection of Grapewin Street and Archibald Avenue, with the Santa Ana River immediately to the east. The property was initially improved with a single family ranch style home, most likely in the immediate post-WWII period. A secondary home, pool, and ancillary structures were constructed soon after. The property was originally part of the Fuller Rancho, a 3,000 acre agricultural ranch owned by the Fuller family.

The subject property was built with the Fuller Rancho subdivision. Located alongside the Santa Ana River, it was presumably built as a rural country home, as the surrounding area had not yet been developed. The residence built was large, but simple. The pool and steps leading towards the river, as well as grounds for equestrian use, indicate the home's use as a rural property with plenty of opportunities for outdoor recreation. Research indicates the property has primarily been used as a residential property, with equestrian and agricultural uses in recent years. Its association with the Fuller Ranch via the development of former ranch property is not considered significant. The subsequent rural property use is not unique to the area, and the property does not appear to have an association with events that have made a significant contribution to the broad patterns of California's history and cultural heritage. For this reason, Urbana determined the property is not eligible under Criterion 1.

CRHR Criterion 2: Association with the lives of persons important in California's past.
The two longest owners of the property were Glenn Gilstrap and the Peacock family. Other owners were identified as only owning the property for a few years and are not strongly associated with the property.

Glenn Gilstrap owned the property between 1969 and 2000 and had the longest period of ownership. Gilstrap worked as a delivery driver. Gilstrap and his wife, Ione, had one daughter, Glenda. Research does not indicate that Gilstrap rises to the necessary level of significance for designation under Criterion 2.

The Peacock family owned the property between 1969 to 2022. Joanne Peacock purchased the property in 1969. Research indicates that several members of the Peacock family resided at the home over the years. Most recently, the property was used by Susan Peacock as an equestrian training facility. Research does not indicate that any members of the Peacock family rise to the necessary level of significance for designation under Criterion 2. Research and analysis determined the property is not associated with the lives of persons important to local or California history. Therefore, the subject property does not qualify under Criterion 2.

CRHR Criterion 3: Embodies the distinctive characteristics of a type, period, or method of construction, or represent the work of an important creative individual or possess high artistic values.
Under Criterion 3, the building is not the work of a master and does not possess high artistic values and does not rise to a level beyond the ordinary. The original architect or builder of the buildings could not be determined. The main building, Building 1, is a one-story Ranch style home. The residence features several characteristics of the Ranch style, including a wide asymmetrical floor plan, exterior stone chimney, large windows and windows of varying sizes, low roof pitch, and attached garage. However, the ranch style was extremely common in Southern California during the period of construction, and the subject property does not possess high artistic value. It is a typical example of the style and does not possess distinctive

characteristics that would raise it to the necessary level of significance. The other buildings on the property are largely utilitarian and lack distinctive characteristics or high artistic value. For this reason, Urbana determined that the property is not individually eligible under Criterion 3.

CRHR Criterion 4: Potential to yield information important in prehistory or history.
The subject property is not eligible under Criterion 4 as it is unlikely to yield important information in prehistory or history.

Integrity

Integrity is the ability to physically convey significance. Evaluation of integrity must always be grounded in an understanding of a resource's physical features and how they relate to its significance. To retain historic integrity, a resource will possess several, and usually most of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a resource is eligible for designation because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability to convey its significance. Only after the historic significance of the resource is fully established can the issue of integrity be addressed.

The subject property has not been found by Urbana to be individually eligible for designation under any of the criteria. Further integrity analysis is not merited.

***B12. References (Continued from page 2):**

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Los Angeles Herald Examiner, January 10, 1941.
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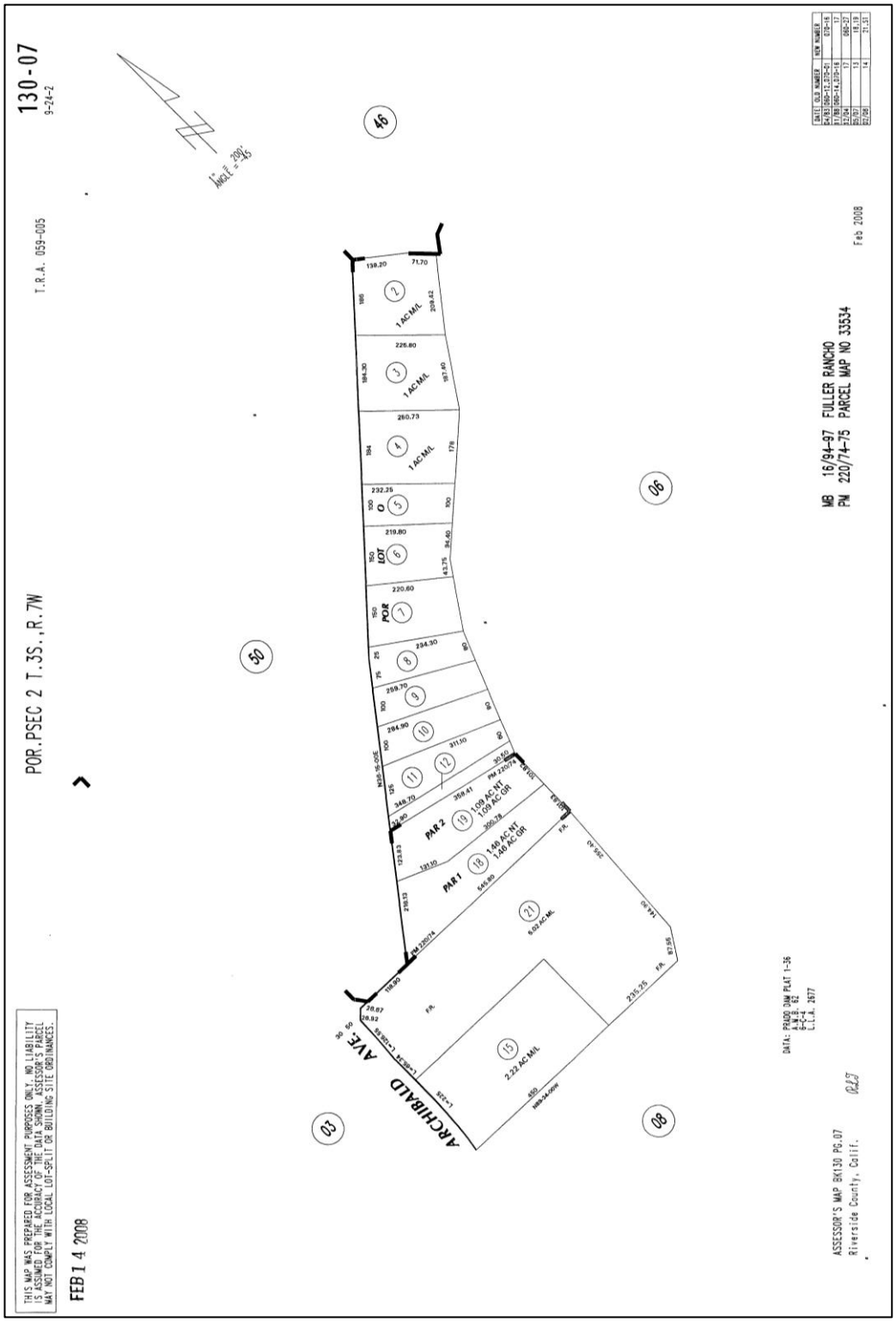
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Assessor Parcel Map



Source: Assessor's Map Book 16/94-97, County of Riverside Assessor's Office.

Historic Aerials



1938 Aerial Image
Source: *HistoricAerials.com*



1938 Aerial Image - Cropped
Source: *HistoricAerials.com*



1948 Aerial Image
Source: *HistoricAerials.com*



1948 Aerial Image - Cropped
Source: *HistoricAerials.com*



1959 Aerial Image - Cropped
Source: *HistoricAerials.com*



1966 Aerial Image - Cropped
Source: *HistoricAerials.com*



1975 Aerial Image - Cropped
Source: *HistoricAerials.com*



1980 Aerial Image - Cropped
Source: *HistoricAerials.com*



1985 Aerial Image - Cropped
Source: *HistoricAerials.com*

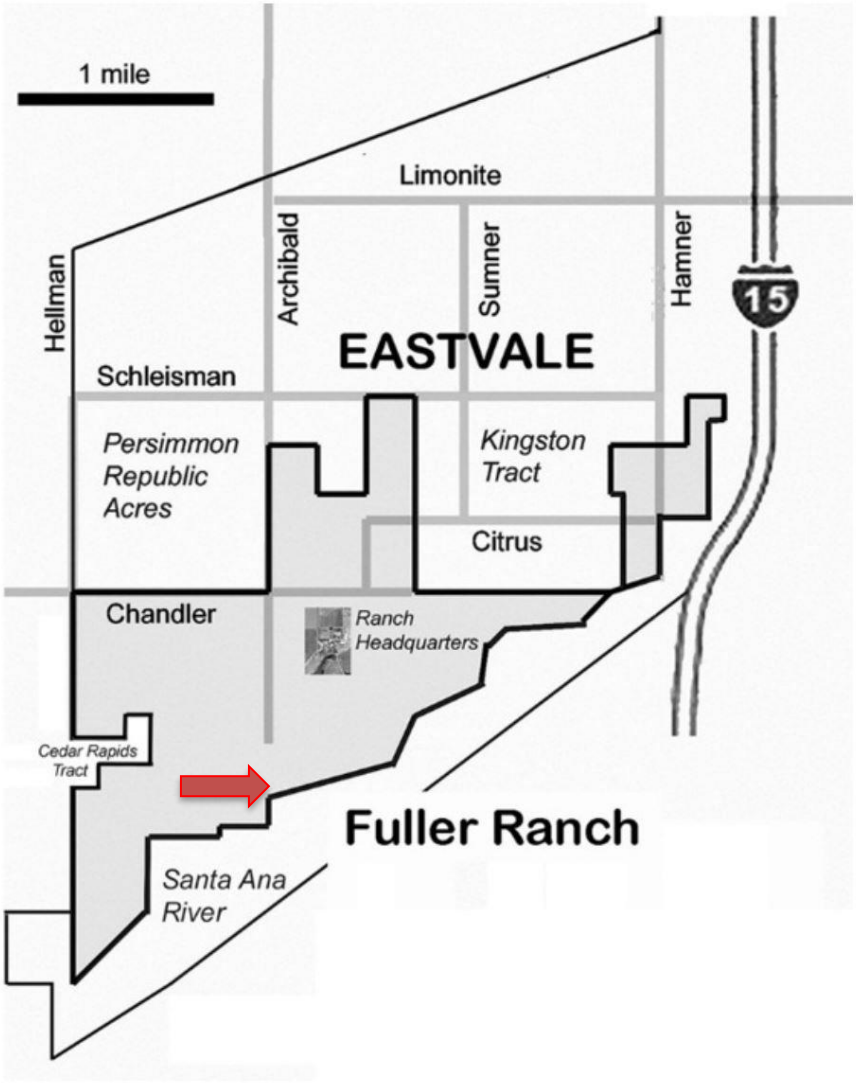


1994 Aerial Image - Cropped
Source: *HistoricAerials.com*



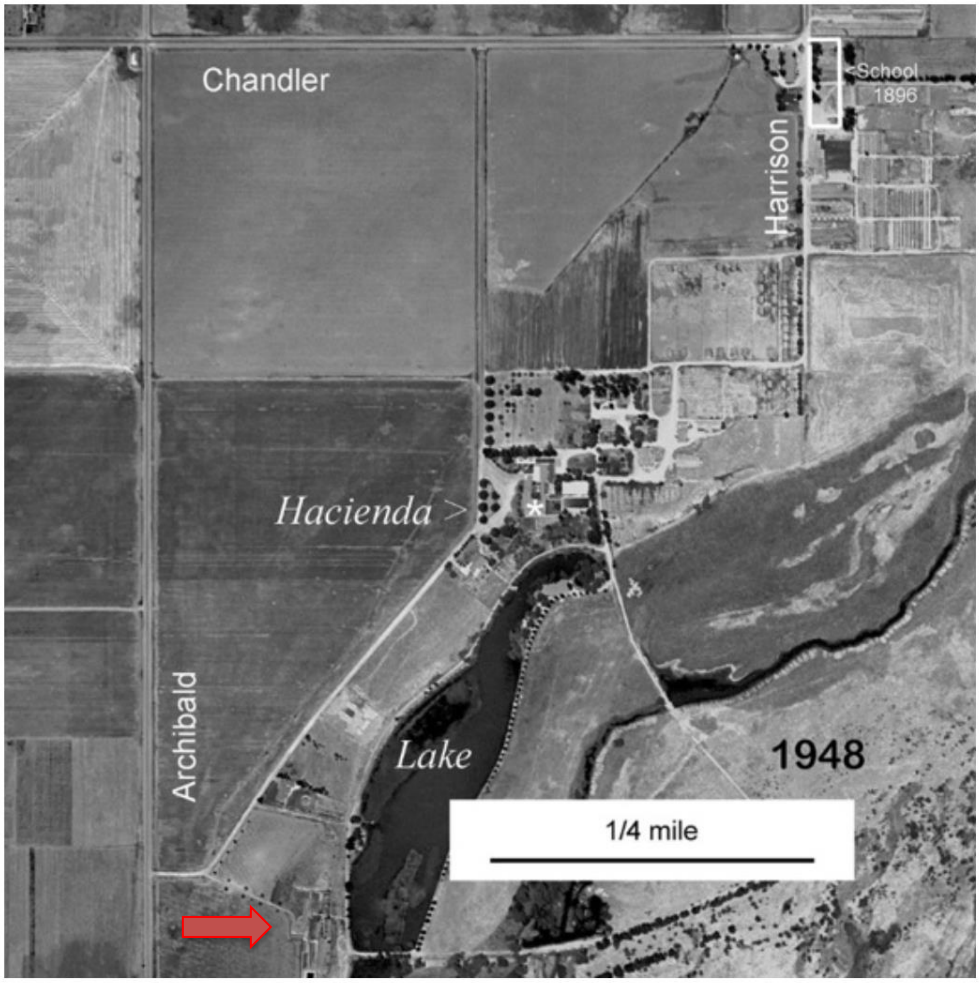
2005 Aerial Image - Cropped
Source: *HistoricAerials.com*

Historic Photos of the Surrounding Area



Fuller ranch at Eastvale. The extent of ranch property is described fairly consistently in documents from 1915 and 1928. A likely scenario is that Pioneer

Map of the former Fuller Ranch boundaries. The approximate location of the subject property is marked with a red arrow.
Source: *Fuller Ranch At Eastvale* by Loren P. Meissner.



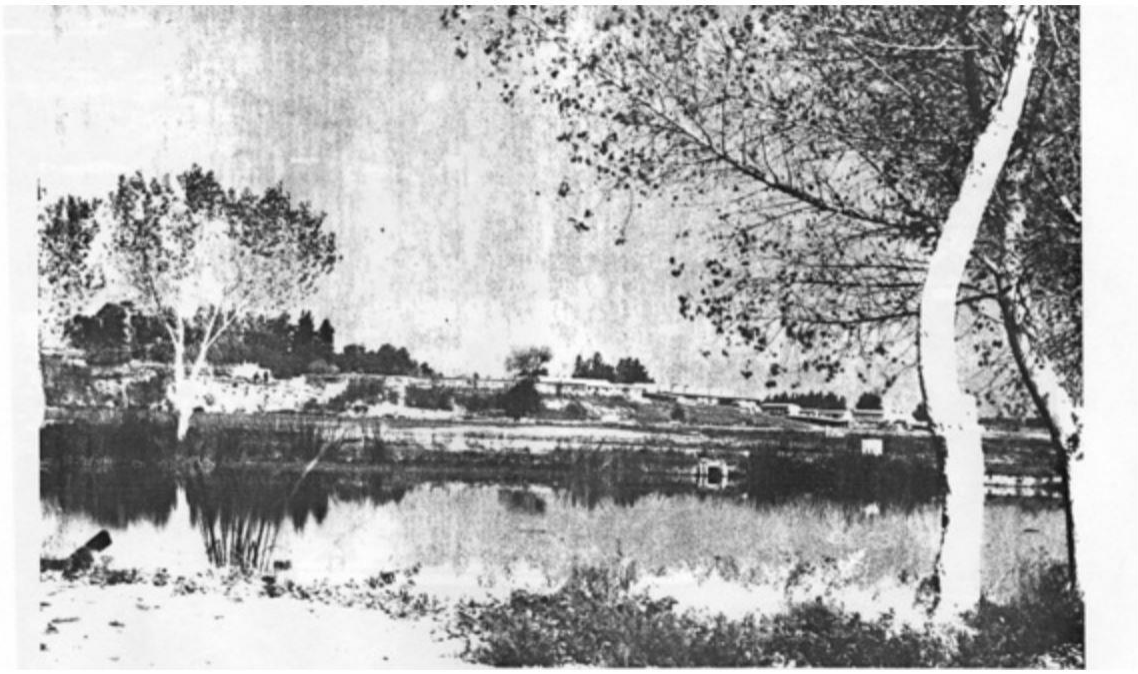
Fuller RanchO headquarters buildings including the *hacienda* form a cluster near the center of this 1948 aerial photograph. The diagonal roadway along the bluff bordering the lake leads to Rincon and Auburndale districts of "greater Corona." The first East Vale Schoolhouse site is in the upper right

Annotated 1948 aerial image of the Fuller RanchO. The subject property is marked with the red arrow. Source: *Fuller Ranch At Eastvale* by Loren P. Meissner.



Charley Grapewin (1859-1956) was semi-retired when he came to Fuller RanchO to visit and to write a play. He and his wife Anna liked it so well they asked O.R. Fuller to sell them a lot on the bluff overlooking the river valley. In 1940 he built a house, at a cost of about $100,000, with seven large bedrooms and six bathrooms. *Corona Public Library.*

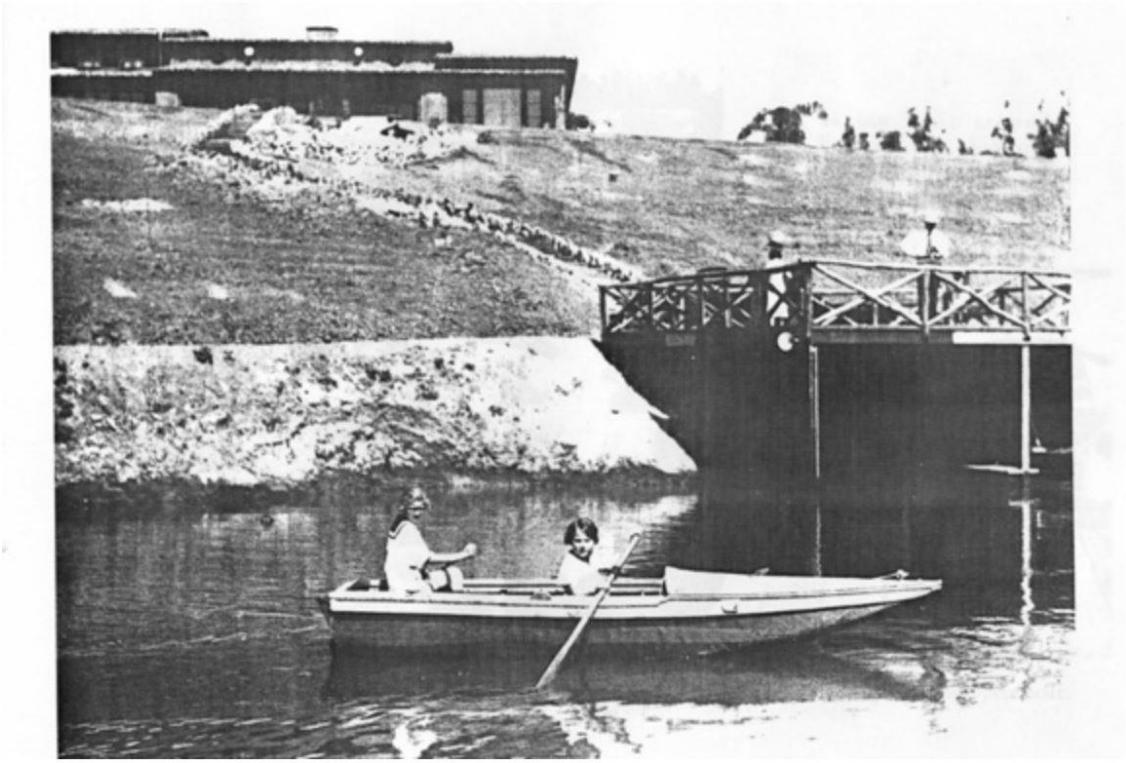
Photograph of the nearby Charley Grapewin residence.
Source: *Fuller Ranch At Eastvale* by Loren P. Meissner.



Looking north across Fuller Lake, with the dairy and silos in the background.

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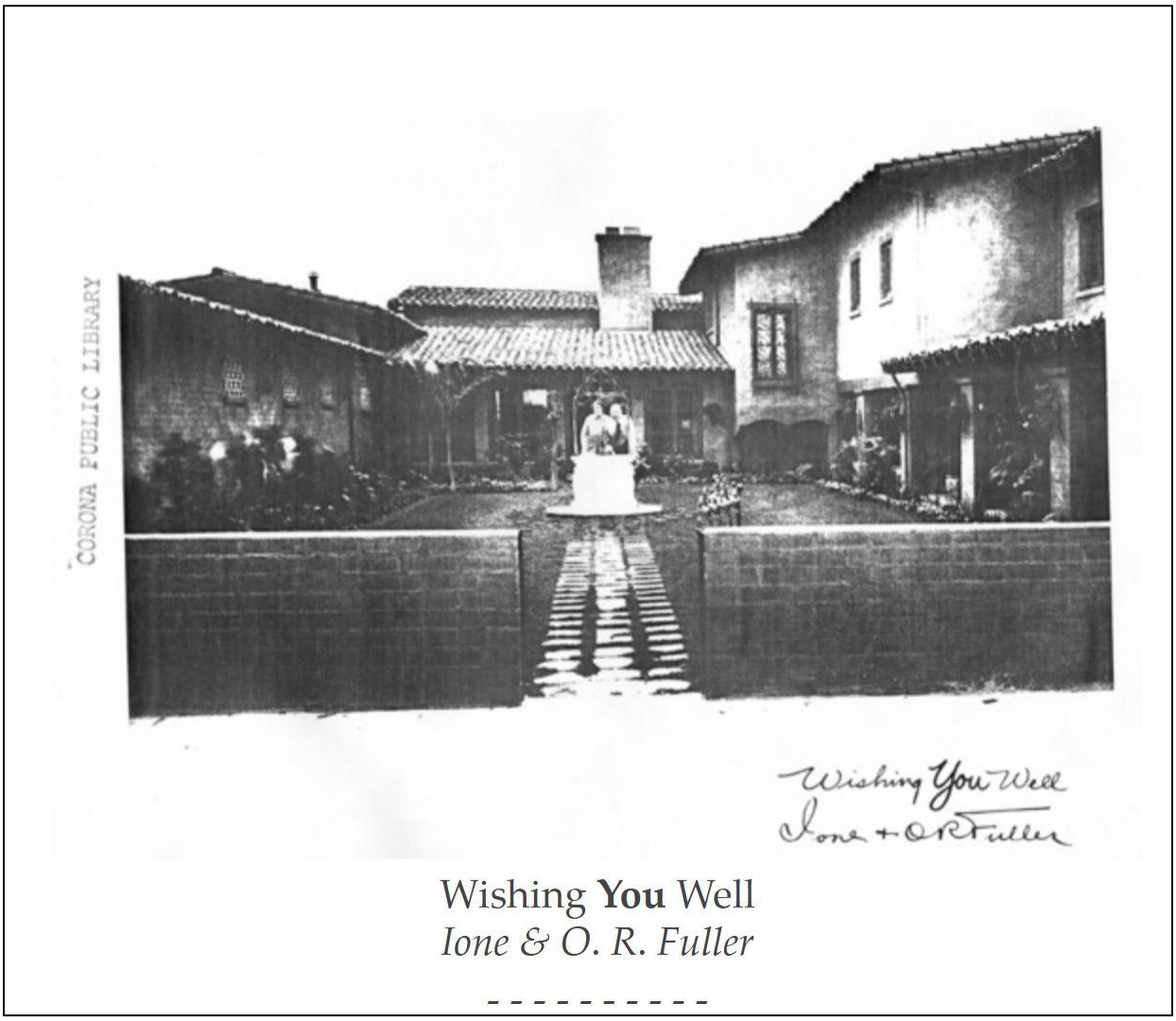
Photograph of the adjacent Fuller Lake.
Source: *Fuller Ranch At Eastvale* by Loren P. Meissner.



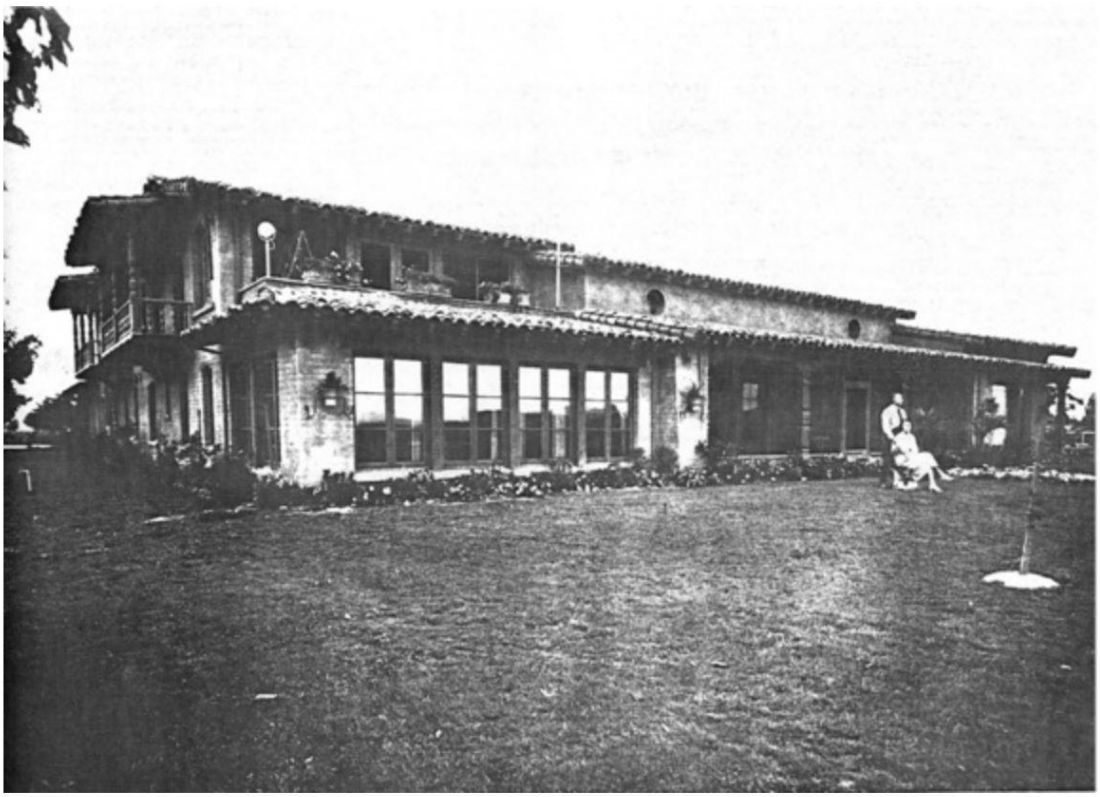
The lake affords boating, motorboating, fishing, and a welcome retreat for wild fowl.

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Photograph of the adjacent Fuller Lake.
Source: *Fuller Ranch At Eastvale* by Loren P. Meissner.



Historic photograph of the Fuller RanchO hacienda.
Source: *Fuller Ranch At Eastvale* by Loren P. Meissner.



The *hacienda* at Fuller RanchO was built for O.R. and Ione Fuller by Leo Kroonen, about 1928. Marcellie's history mentions that the dairy cows were auctioned off about 1937, at the beginning of the Guest Ranch era. Poultry remained on the ranch.

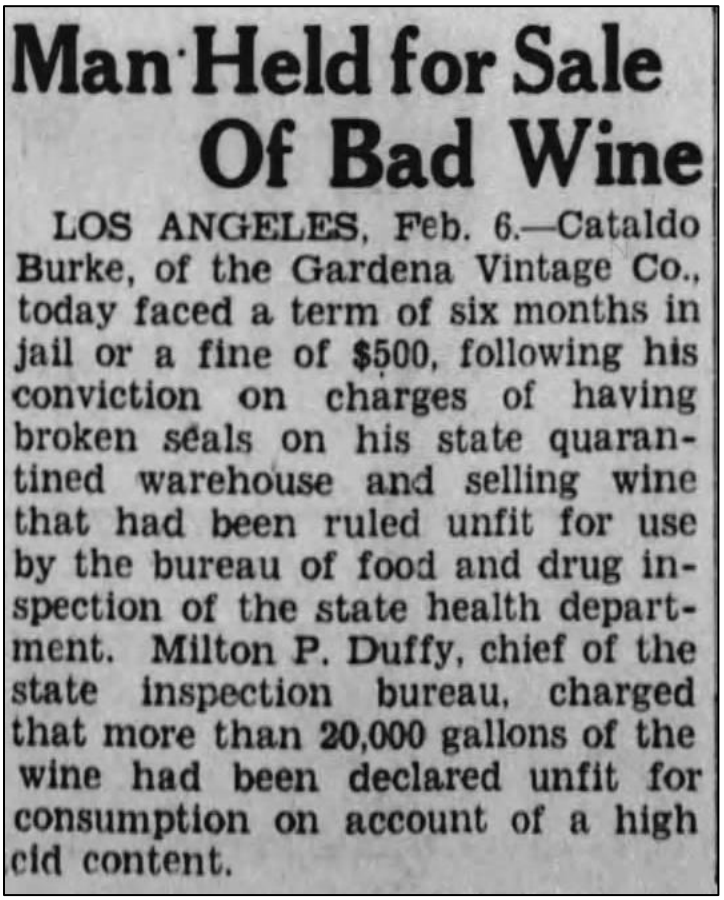
Photograph of the hacienda at the Fuller RanchO.
Source: *Fuller Ranch At Eastvale* by Loren P. Meissner.



O.R. Fuller's role in Southern California bus transport was commended in 1922. *McGraw-Hill, Bus Transportation, June 1922.*

Photograph of O.R. Fuller.
Source: *Fuller Ranch At Eastvale* by Loren P. Meissner.

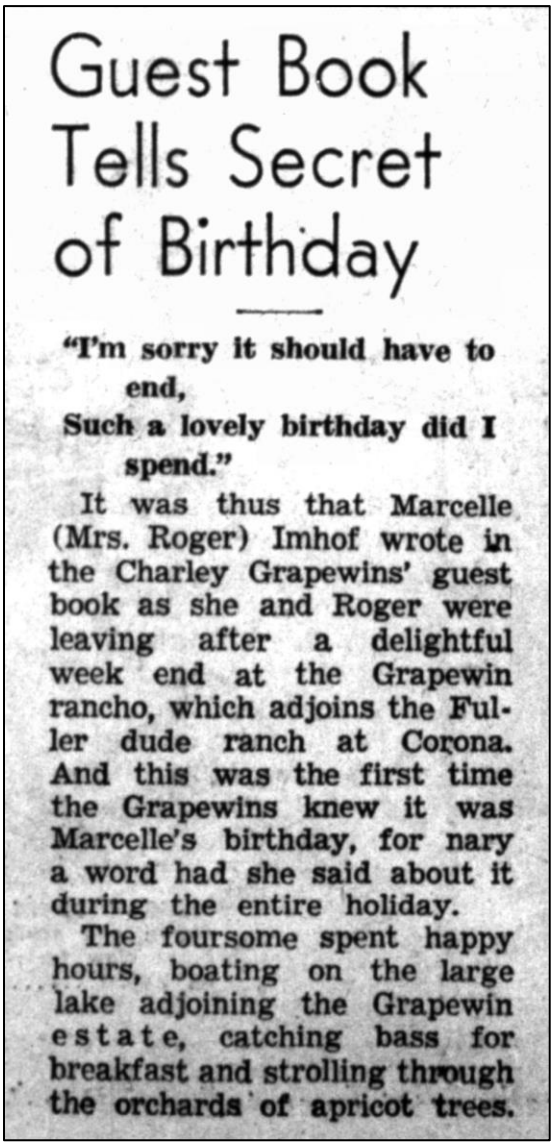
Newspaper and Genealogical Database Search Results for Owners and Occupant



Man Held for Sale Of Bad Wine

LOS ANGELES, Feb. 6.—Cataldo Burke, of the Gardena Vintage Co., today faced a term of six months in jail or a fine of $500, following his conviction on charges of having broken seals on his state quarantined warehouse and selling wine that had been ruled unfit for use by the bureau of food and drug inspection of the state health department. Milton P. Duffy, chief of the state inspection bureau, charged that more than 20,000 gallons of the wine had been declared unfit for consumption on account of a high cid content.

Article mentioning former owner, Cataldo Burke.
Source: *The Napa Valley Register*, February 6, 1936.



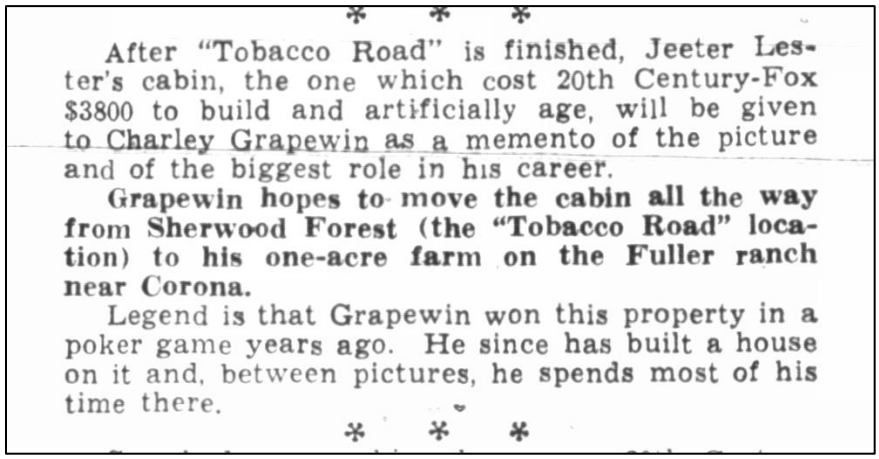
Guest Book Tells Secret of Birthday

"I'm sorry it should have to end,
Such a lovely birthday did I spend."

It was thus that Marcelle (Mrs. Roger) Imhof wrote in the Charley Grapewins' guest book as she and Roger were leaving after a delightful week end at the Grapewin rancho, which adjoins the Fuller dude ranch at Corona. And this was the first time the Grapewins knew it was Marcelle's birthday, for nary a word had she said about it during the entire holiday.

The foursome spent happy hours, boating on the large lake adjoining the Grapewin estate, catching bass for breakfast and strolling through the orchards of apricot trees.

Newspaper article describing the nearby home of Charley Grapewin. At the time, the Grapewin home was one of the few in the area. It was located down the street north of the subject property.
Source: *Los Angeles Examiner*, March 31, 1940



* * *

After "Tobacco Road" is finished, Jeeter Lester's cabin, the one which cost 20th Century-Fox $3800 to build and artificially age, will be given to Charley Grapewin as a memento of the picture and of the biggest role in his career.

Grapewin hopes to move the cabin all the way from Sherwood Forest (the "Tobacco Road" location) to his one-acre farm on the Fuller ranch near Corona.

Legend is that Grapewin won this property in a poker game years ago. He since has built a house on it and, between pictures, he spends most of his time there.

* * *

Newspaper article describing the nearby home of Charley Grapewin. At the time, the Grapewin home was one of the few in the area. It was located down the street north of the subject property.
Source: *Los Angeles Herald Examiner*, January 10, 1941.

By ALEXANDER KAHN
(LP) Staff Correspondent

HOLLYWOOD—(LP)— Charley Grapewin is content, after 53 years of acting, to work only when he feels like it, spending the rest of his time fishing.

About four pictures a year are the limit for Grapewin, who may be found the rest of the year at No. 1 Grapewin Avenue, Corona, Cal., where he fishes for bass from Charley Grapewin's landing on the banks of Weeping Willow Lake.

At present the distinguished veteran of stage and screen is at work again in what he considers an outstanding role, one worthy of him to quit fishing for a while, at least. He's the Jeeter Lester of the screen in the film version of "Tobacco Road," the Broadway hit play which 0th Century-Fox is producing.

Virtually every player of character parts in Hollywood wanted the role and Grapewin thought enough of it to postpone his fishing while he underwent tests. He admits he was happy to get the part, one of the fattest to fall to any actor. But he says he wouldn't have been too dejected if he had failed in his quest.

"There's always the Grapewin landing," he chuckled, "and the bass are fine.

"Anyway, I'd done just about as much work for the years as I figured I needed to keep me in my accustomed state of comfort. I had a good long workout in 'The Grapes of Wrath' and

FROM OUR FILES

Do You Remember?

10 YEARS AGO TODAY
January 7, 1931

J. F. Gallagher of Castella was elected president of the Shasta county board of education yesterday at the organization meeting of the board. All members were present as follows: Miss Myra E. Giles of Anderson, Miss

Newspaper article describing the nearby home of Charley Grapewin. At the time, the Grapewin home was one of the few in the area. It was located down the street north of the subject property.
Source: *Courier-Free Press*, January 7, 1941.



ENGAGEMENT ANNOUNCED — The engagement of Miss Marjorie June Heacock, to Glenn Eugene Gilstrap, son of Mr. and Mrs. Ivis Gilstrap, is announced by her parents, Mr. and Mrs. Murral Heacock. The wedding will be December 6.

Engagement announcement for Marjorie Heacock and Glenn Gilstrap, former owners of the subject property. Source: *The Indianapolis News*, November 28, 1946.

Landmark Will Be Rest Home

CORONA—Fuller Rancho, landmark and former showplace north of Corona, has been bought by Mrs. Mary Joyce Theriot and J. W. Koning of Anaheim and is being converted into a rest home.

The transaction involves only the main building and its immediate grounds of about seven acres.

The historic property on Grapewin Rd., between Archibald Ave. and Chandler St. embraces 70 acres of ranch land and two smaller residences in addition to the main structure acquired for a rest home. There is a swimming pool, tennis courts and dairy buildings on the Rancho.

Recently the entire Fuller Rancho property was offered to the County Probation Committee as a site for a new Juvenile Hall, at a price of $150,000, the amount of the federal inheritance tax appraisal.

The big Spanish type two-story dwelling being converted into a rest home is the old O. R. Fuller residence and contains a dozen bedrooms with baths, a main living room 22 by 40 feet, a dining hall 17 by 30 feet, a grill room 15 by 29 feet, a lounge 23 by 30 feet, a playroom 16 by 37 feet and a cardroom 14 by 23 feet.

The Rancho was developed by Fuller, founder of the Motor Transit Co. which eventually became part of the Pacific Electric system. His father, O. R. Fuller Sr., parlayed a Los Angeles draying concern into a trucking agency and then into a bus business.

The elder Fuller and his son were prominent in the early day development of motor transportation of passengers and freight in Soutern California. The Pioneer Transfer Co. now operating in Corona was once a part of the transportation owned and operated by the Fullers.

Article referencing to nearby Fuller RanchO guest house.
Source: *The San Bernardine County Sun*, December 9, 1954.



Dolores Mezori To Marry Roy Parks

● ELSINORE

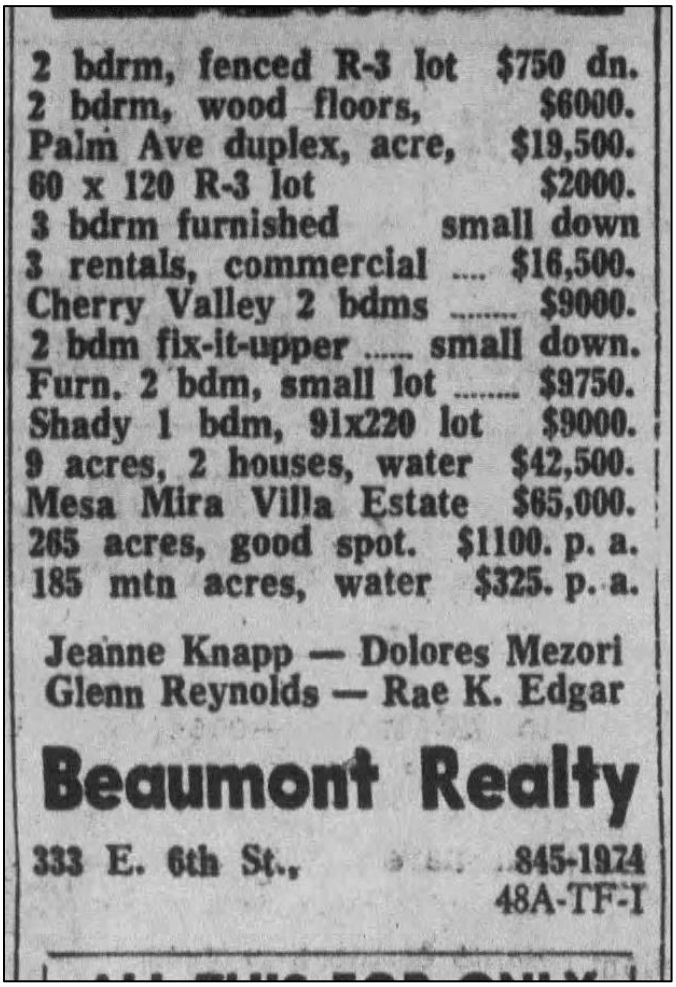
The engagement of Miss Dolores Louise Mezori of Elsinore to Donald Roy Parks of San Diego has been announced by the bride-elect's parents, Mr. and Mrs. Henry Mezori of Lakeshore drive.

The announcement was made on a recent Sunday at a family gathering at the Mezori home here.

Miss Mezori is a second-year student at the Uiversity of California and is a graduate of the local high school. Roy formerly attended Elsinore schools, graduating from high school in Anaheim. Later he attended Gardena Junior college and Western Television institute in Los Angeles. At present he is serving with the U.S. Navy in San Diego in the nuclear field. His parents, Mr. and Mrs. William R. Parks, now live in Arlington.

Th marriage will take place April 20 in St. Frances Catholic church, Elsinore.

Mr. and Mrs. Henry Mezori, previous owners of the subject property, announced their daughter's engagement in 1958.
Source: *Lake Elsinore Valley Sun Tribune*, March 20, 1958.



Dolores Mezori was one of the owners of the subject property in the 1960s. She was employed at Beaumont Realty in 1961.
Source: *Daily Record*, November 28, 1961.

200 attend celebration of golden anniversary

Pioneer Southwest residents honored with dinner, program at church hall

Nearly 200 friends and relatives gathered in the banquet room at Crenshaw Christian church to celebrate the fiftieth wedding anniversary of Mr. and Mrs. Cataldo Burke, pioneer residents of the Southwest who now make their home in West Palm Springs.

The couple married in Detroit, Michigan, and in 1928 came to the Southwest where they settled on the present site of the St. Catherine Laboure church on West Redondo Beach boulevard.

Their five daughters were reared there and were graduated from Redondo high school.

Burke was one of the earliest wholesale grape and wine merchants in the district, and for 30 years he and his brothers, Jim and Mike Burchierie, operated a winery at Florence avenue and Hoover street. The establishment still is being operated by relatives.

In 1960 Burke retired, and he and Mrs. Burke built their new home in West Palm Springs where they presently reside.

Among the well-wishers at the anniversary party were their five daughters and their husbands, Messrs and Mesdames Maurice Contreras, John Jessimen, Joe Cicinelli, Kenny Whiteley, and Dr. and Mrs. Leon J. Ginsburg. Also attending were their 10 grandchildren and six great-grandchildren.



GOLDENWEDS: Mr. and Mrs. Cataldo Burke, pioneer residents of the Southwest, who now make their home in West Palm Springs, celebrated their golden wedding anniversary with a banquet at Crenshaw Christian church. Burke and his brothers operated a winery at Florence avenue and Hoover street for more than 30 years.

Mr. and Mrs. Cataldo Burke, former owners of the property, celebrated their golden anniversary in 1963. Source: *Southwest Tropics Wave*, September 29, 1963.

The Ronald Neals Honeymoon At Acapulco

Ronald J. Neal and his bride, the former Suzzanne E. Mezori daughter of Mrs. Margaret M. Mezori of Brea, are en route to Acapulco for a honeymoon. The couple were married Saturday afternoon in the Brea Congregational Church by Rev. Charles Harlow. Parents of the bridegroom are Mr. and Mrs. Vernon Neal of Brea.

Escorted to the altar by her uncle, Wilbert F. Dawson, who gave her in marriage, the bride wore a French imported silk organza A-line gown with watteau train trimmed with hand reembroidered seed pearls, sequins and chantilly lace appliques. A single rose with drop pearls on the petals was her headpiece and held her float veil. She carried baby white roses and an orchid in a cascade bouquet.

Maid of honor for the double ring ceremony was Miss Vickie Magnusson and bridesmaids were Miss Diane M. Dawson, Mrs. Victor L. McCarty, Mrs. James C. Fluegge, and Mrs. Shari L. Reynoso. All wore apricot crepe gowns and carried cascades of carnations.

Lyndell Emrick was the best man and ushers were Terry Swindle, Alan Smith, Charles Hatfield, and Louis Costea. Twins, Terry and Gary Wilson, were flower girl and ring bearer; and junior hostesses were Judith and Jennifer Wollaston. Miss Karen French was the soloist and organist for the wedding was Richard Horn.

The Assistance League Clubhouse in Fullerton was the setting for the reception following the ceremony. Mrs. Clyde McCullum attended the guest book. Serving were Mrs. Don Howland, punch;



MRS. RONALD J. NEAL

and Mrs. Joe Harrison and Mrs. Jane McGowan, cake.

When the couple return from their wedding trip, they will make their home in Brea.

Both the bride and bridegroom were graduated from Brea-Olinda High School and both are students now at Fullerton Junior Collge. The new Mrs. Neal is an associate member in Epsilon Chapter of Alpha Gamma Sigma.

SPECIAL
SUNDAY 1 P.M.
AUCTION
Bring what you have here
AOK Commission Auction
See our big ad in today's Classified section CL. 75

Miss Maloney

Sorority Names New Chairmen

Chairmen for Northern Orange County Council of Beta Sigma Phi Sorority for 1968-69 have been announced by Mrs. Betty Rowan of Placentia, president.

They are the Mmes. David Miles, Anaheim, Founder's Day; Glendon Lowery, Fullerton Valentine Ball; Charles Agte, Anaheim, budget committee; Richard Davis, Anaheim, coordinating committee; William Hughes, Yorba Linda auditing committee; and John Spring Jr., Brea, point system.

Wedding announcement of Suzanne Mezori and Ronald Neals. Suzanne is the daughter of the former owner, Margaret Mezori.
Source: *The Register*, July 21, 1968.

Car wrecked as horses hit, killed

NORCO — A family of four escaped serious injury yesterday when their car hit three horses galloping toward them on Archibald Avenue.

The three horses died.

Richard Bailey, 37, of Norco, his wife, Brenda, 37, and their children, Connie, 8, and Tracey, 13, did not require hospital treatment. Their 1974 Buick station wagon, however, was totally wrecked, California Highway Patrol officer Roman Vondriska said.

Vondriska said five registered Thoroughbred mares, belonging to Margorie Gilstrap of Grapewin, got out of a fenced pasture and were galloping south on Archibald.

About 6:45 p.m., the Baileys' car, going north 45 to 50 miles an hour on Archibald, hit three of the animals, killing two and injuring a third. "They were running abreast," Vondriska said. He said there was no way the car could have avoided the horses.

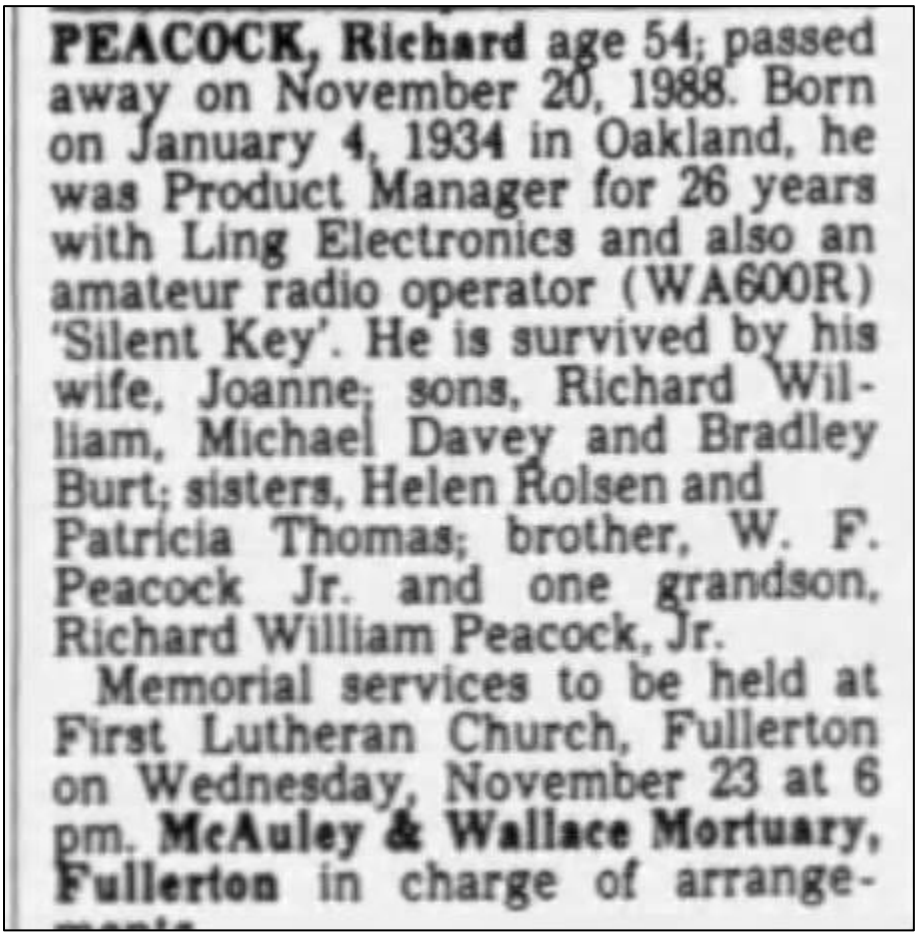
He said it was surprising no one in the car was seriously injured. "If you had seen it you would have thought it was a fatal." The officer said the family members were wearing seat belts and he thinks they probably lay down on the seats because the roof of the car was caved in.

The injured horse was destroyed by a veterinarian summoned to the scene. The horse had two broken legs, Vondriska said.

The two horses that were not injured were corraled by farmers who live in the area.

Vondriska said he didn't know the value of the animals.

Article referencing Margorie Gilstrap while she was living at the subject property.
Source: *Press-Enterprise*, November 29, 1983.



PEACOCK, Richard age 54; passed away on November 20, 1988. Born on January 4, 1934 in Oakland, he was Product Manager for 26 years with Ling Electronics and also an amateur radio operator (WA600R) 'Silent Key'. He is survived by his wife, Joanne; sons, Richard William, Michael Davey and Bradley Burt; sisters, Helen Rolsen and Patricia Thomas; brother, W. F. Peacock Jr. and one grandson, Richard William Peacock, Jr.

Memorial services to be held at First Lutheran Church, Fullerton on Wednesday, November 23 at 6 pm. **McAuley & Wallace Mortuary, Fullerton** in charge of arrange-

Obituary for former owner, Richard Peacock.
Source: *The Los Angeles Times*, November 22, 1988.

Endnotes

[1] City of Eastvale, *Economic and Community Profile*, https://stories.opengov.com/cityofeastvaleca/published/dM_TcOrn_m. Accessed October 2024; City of Eastvale, *History*, https://www.eastvaleca.gov/community/about-eastvale/history; Meissner, Loren P. *Fuller Ranch At Eastvale.* Corona Library Foundation, 2013.
[2] Theobald, Mark, "Auburn-Fuller," CoachBuilt, http://www.coachbuilt.com/bui/f/fuller/fuller.htm, Accessed October 2024; Meissner, Loren P. *Fuller Ranch At Eastvale*. Corona Library Foundation, 2013.
[3] McAlester, Virginia, et al. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. Alfred A. Knopf, 2021.
[4] *Southwest Topics-Wave*, September 29, 1963, Page 1.
[5] *Lake Elsinore Valley Sun-Tribune*, March 20, 1958, Page 13.
[6] *Daily Record*, November 28, 1961, Page 14.
[7] "Glenn Eugene Gilstrap," *Dignity Memorial*, 2011, https://www.dignitymemorial.com/obituaries/riverside-ca/glenn-gilstrap-4513588. Accessed October 2024.
[8] Riverside County Grantor/Grantee Index, 2000; *The Los Angeles Times,* November 22, 1988.

Attachment 2. Preparer Qualifications

Douglas E. Kupel, Ph.D., RPA
Senior Historian & Archaeologist
doug@urbanapreservation.com

Senior Historian and Archaeologist, ***Douglas Kupel,*** holds a Ph.D. in History from Arizona State University, a graduate certificate in Archaeology from the University of South Carolina, master's degrees from the University of Arizona and Northern Arizona University, and a Bachelor of Arts in History from the University of Oregon. Doug is a cultural resources expert with a diverse background in sustainable water resources, environmental planning, and historic preservation. He meets *The Secretary of the Interior's Historic Preservation Professional Qualifications Standards* in the disciplines of History, Architectural History, and Historical Archaeology. He brings extensive experience in preparing National Register Nominations and completing cultural resource surveys and inventories for properties in California, Nevada, and Arizona. He maintains exceptional leadership and project management skills having served as the Deputy Water Services Director and Environmental Program Manager for the City of Glendale, Arizona. In these positions Doug supervised several divisions and managed nine divisional budgets. He additionally worked for the City of Phoenix as a Water Advisor and Natural Resources Historian.

Doug began his career working as an archaeological and historic sites consultant in California and Arizona, and later served as a Historian for the Arizona State Historic Preservation Officer (SHPO), and the Cities of Phoenix and Glendale, Arizona. As the former National Register of Historic Places (NRHP) Coordinator for the Arizona SHPO, Doug processed many large and complex historic district nominations early in his career. He has continued his association with the NRHP program by serving on Arizona's Historic Sites Review Committee. Doug has authored 37 NRHP nominations including the Multiple Property Format NRHP Nomination for the Period of Conflict Between Native Americans and the U.S. Military in Arizona, 1846-1886, and the NRHP Nomination of the Fort Tuthill Historic District, Flagstaff, Arizona. Dr. Kupel is a court-recognized expert on water rights and has conducted substantive research and analysis on statewide water management and policy. For the City of Phoenix Law Department, he organized and directed research for litigation and water resources planning in the Arizona General Stream adjudication. He has served as expert witness for Native American and municipal water history topics. Dr. Kupel has worked on a number of significant Native American water rights settlements during his career at Phoenix and Glendale. These include the White Mountain Apache Tribe (WMAT) Water Rights Settlement, Verde River Yavapai – Apache Settlement, Gila River Indian Community Water Rights Settlement, Fort McDowell Indian Community Water Rights Settlement, and the Salt River Pima-Maricopa Indian Community Water Rights Settlement.

He has more than 30 years of experience in water civil engineering projects, including authoring historical narratives, manuscripts, and eligibility evaluations for the Bureau of Reclamation Salt River Project, and the Central Arizona Project. His experience provides understanding not only to historic properties and cultural resources, but also to larger management concerns and the federal regulatory process. His management of large publicly owned utilities speaks directly to his ability to supervise and organize large-scale projects in a complex regulatory environment. Dr. Kupel led a research and planning group as Deputy Director of a water utility and has wide experience with a variety of water resources, planning, safety, and emergency management programs. Dr. Kupel has served as a liaison on water planning and policy issues between municipal utilities and a wide range of local, state, and Federal agencies. His knowledge of imported water contracts, water supply planning efforts, and financial and economic analysis related to natural resources highlights his ability to integrate cultural resources planning within larger planning efforts.

EDUCATION

Ph.D. – History School of Historical, Philosophical and Religious Studies
Arizona State University
Dissertation Title: Urban Water in the Arid West: Municipal Water and Sewer Utilities in Phoenix, Arizona.

—

Master of Arts – History
University of Arizona

—

Master of Education – Educational Leadership
Northern Arizona University

—

Graduate Certificate – Archaeology
University of South Carolina

—

Bachelor of Arts – History
University of Oregon, Eugene

REGISTRATIONS

Society of Professional Archaeologists – Registered Professional Archaeologist, No. 10353

—

Organization of American Historians
No. 48527

—

PUBLICATIONS

Fuel for Growth: Water and Arizona's Urban Environment
University of Arizona Press, 2003

URBANA PRESERVATION & PLANNING LLC

Douglas E. Kupel, Ph.D., RPA
Senior Historian & Archaeologist
doug@urbanapreservation.com

SELECT PROJECT EXPERIENCE

2023-2024	National Park Service and National Conference of State Historic Preservation Officers National Historic Landmark Theme Study Update for US Underground Railroad Resources (Nationwide)
2023	City of La Quinta Historical Resource Survey and Context Statement (La Quinta, CA)
2023	Mira Loma Quartermaster Depot HABS Package (Jurupa Valley, CA)
2023	Villa Del Lido Historic Resources Research Report (La Jolla, CA)
2022	4190 Utah Street Historic Designation and Mills Act Project (San Diego, CA)
2022	National Park Service Preliminary NHL Historic Context for Properties Associated with Barney L. Ford (Colorado, Wyoming, Virginia, South Carolina, California)
2022	Post Rock Resources of Kansas National Register Nominations (Gernon House, Berhorst Bros. Hardware Building, Lucas School Gymnasium).
2022	Preliminary Study for Caltrans Bicycle and Pedestrian Improvement Project Environmental Clearance (Pomona, CA).
2021	Southern California Edison Company Transmission Line Rating and Remediation Program Ivanpah- Control Transmission Corridor, Tribal Consultation (Southern CA).
2021	Coast Highway Bridge Replacement Project – Caltrans Environmental Clearance (Oceanside, CA)
2021	Post Rock Resources of Kansas Survey and MPDF (Lincoln, Mitchell, Rush, and Russell Counties, KS).
2021	4055 Lytle Creek Historic American Building Survey (HABS) Level II Documentation (Fontana, CA).
2021	Eisen Egg Ranch Historic American Building Survey (HABS) Level II Documentation (Norco, CA).
2019-2021	Southern California Edison Company Transmission Line Rating and Remediation Program Ivanpah- Control Transmission Corridor, Historic-Era Built Environment Survey Report (Southern CA).
2020-21	US Patent Litigation Expert Witness Consulting; Hunton, Andrews, Kurth, LLP (Napa, CA).
2020-21	Avo Theater Rehabilitation Tax Credit Consulting, JCG Development (Vista, CA).
2020	Miraloma Quartermaster Depot Historical Resource Analysis Report, Link Logistics Real Estate (Jurupa Valley, CA).
2020	Southern California Edison Company Transmission Line Rating and Remediation Program Kern River to Los Angeles Transmission Corridor, Historic-Era Built Environment Survey Report (Southern CA).
2020	Rancho Miramonte Section 106 Historic Property Survey Report, TH Miramonte Investors, LLC (Rancho Miramonte, CA).
2020	Historic Designation Report Peer Review: 1135 Devonshire Drive (San Diego, CA).
2020	Southern California Edison Company Transmission Line Rating and Remediation Program Eldorado-Lugo-Pisgah Transmission Corridor, Historic-Era Built Environment Survey Report (Southern CA + Clark County, Nevada).
2020-21	Determination of Historic Significance Report Peer Reviews, City of Coronado (Coronado, CA).
2020	East Gilman Channel Mitigation – Historic American Engineering Record (HAER) Documentation, Envicom (Banning, CA).
2019	Southern California Edison Catalina Island Historic-Era Water System Management Program (Catalina Island, CA).

PROFESSIONAL EXPERIENCE

Senior Historian / Archaeologist:
Urbana Preservation & Planning, LLC (San Diego, CA) 2019-present

—

Adjunct Faculty:
Grand Canyon University
Embry-Riddle Aeronautical University
Arizona State University (Main, Downtown, and West Campus)
Gateway Community College
Phoenix College
1996 - present

—

Deputy Water Services Director
City of Glendale (Glendale, AZ)
2014-2018

—

Environmental Program Manager
City of Glendale (Glendale, AZ)
2012-2014

—

Water Advisor
City of Phoenix (Phoenix, AZ)
2011-2012

—

Assistant Water Advisor
City of Phoenix (Phoenix, AZ)
2007-2010

—

Historian
City of Phoenix (Phoenix, AZ)
1988-2007

—

Historian: Arizona State Historic Preservation Office, Phoenix, Arizona
1986-1988

—

Consulting Historian / Archaeologist: Independent Consultant (California, Arizona, Nevada, and South Carolina)
1979-1986

Douglas E. Kupel, Ph.D., RPA
Senior Historian & Archaeologist
doug@urbanapreservation.com

2012 Thompson Draw Historic District National Register Nomination, Payson, Arizona, Metropolis Design Group. (Phoenix, AZ)

2012 *De Soto Dealership National Register Nomination, Phoenix, Arizona. Metropolis Design Group, Phoenix.*

2011 *Sage Acres Historic District National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.*

2011 *Historic American Building Survey Documentation of the Fort Defiance Hospital and Associated Buildings, Fort Defiance, Arizona. Metropolis Design Group, Phoenix.*

2010 *Sands Estates Historic District National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.*

2007 *Historic Building Analysis of Morcomb Service Station and House, Glendale, Arizona. Metropolis Design Group, Phoenix.*

2007 *Myrtle Avenue Historic District National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.*

2007 *Bunch / Perez House National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.*

2007 *61st Avenue Historic District National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.*

2007 *Hoghe Bunk House National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.*

2007 George Dowdy Rental Cottage National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.

2006 Catlin Court Historic District Expansion, Glendale, Arizona. Metropolis Design Group, Phoenix.

2005 C. H. Tinker House National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.

2005 First United Methodist Church National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.

2005 Glendale High School Auditorium National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.

2005 Glendale Elementary One-Room School Building National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.

2005 Jonas McNair House National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.

2005 Floralcroft Historic District National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.

2004 Ethnic History Survey of Glendale, Arizona. Metropolis Design Group, Phoenix.

2003 National Register Nomination of the Fort Tuthill Historic District, Flagstaff, Arizona. Ryden Architects, Phoenix.

2003 Historic Building Analysis of the Big Horn Ranch Service Station, Maricopa County, Arizona. Metropolis Design Group, Phoenix.

2002 Historic Building Analysis of the Palmerita Ranch, La Paz and Yuma Counties, Arizona. Metropolis Design Group, Phoenix.

2002 Historic Building Analysis of the Gold King Mansion, Mohave County, Arizona. Metropolis Design Group, Phoenix.

2002 National Register Nomination of the San Clemente Historic District, Tucson, Arizona. Ryden Architects, Phoenix.

2002 Historic Building Analysis of the Wahweap Trailer Village, Glen Canyon National Recreation Area, Arizona. Metropolis Design Group, Phoenix.

2002 Historic Resources Survey of the Evergreen Neighborhood, Casa Grande, Arizona. Metropolis Design Group, Phoenix.

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2001 Historic Resources Survey of Fifty Properties in Clifton, Arizona. Metropolis Design Group, Phoenix.

2001 National Register Nomination of the Catalina Vista Historic District, Tucson, Arizona. Ryden Architects, Phoenix.

2001 Historic Building Analysis of the Tucson Southern Pacific Depot. Ryden Architects, Phoenix.

2000 Historic Resources Survey of the Blenman – Elm Neighborhood, Tucson, Arizona. Ryden Architects, Phoenix.

2000 Historic Structures Report, Lee's Ferry, Glen Canyon National Recreation Area. Alliance Architects, Phoenix.

2000 Historic Resources Survey of the Robson Historic District, Mesa, Arizona. Ryden Architects, Phoenix.

1999 National Register Nomination of the Temple Historic District, Mesa, Arizona. Ryden Architects, Phoenix.

1999 National Register Nomination of the Irving School, Mesa, Arizona. Ryden Architects, Phoenix.

1999 Historic Resources Survey of Gila Bend, Arizona. Ryden Architects, Phoenix.

1999 Historic Building Analysis of the Eisendrath House, Tempe, Arizona. Alliance Architects, Phoenix.

1998 Reconnaissance Survey of Historic Resources in Mesa, Arizona. Ryden Architects, Phoenix.

1998 National Register Nomination of the Jokake Inn Bell Towers, Phoenix, Arizona. Ryden Architects, Phoenix.

1998 National Register Nomination of the Evergreen Historic District, Mesa, Arizona. Ryden Architects, Phoenix.

1998 National Register Nomination of the West Second Street Historic District, Mesa, Arizona. Ryden Architects, Phoenix.

1998 National Register Nomination of the Wilbur Street Historic District, Mesa, Arizona. Ryden Architects, Phoenix.

1998 Historic Building Documentation of the Bagley/Wallace House, Mesa, Arizona. Ryden Architects, Phoenix.

1998 Historic Resources Survey of BHP Superior West Plant Site, Superior, Arizona. Alliance Architects, Phoenix.

1997 Historic Resources Survey of Chandler, Arizona. Alliance Architects, Phoenix.

1997 National Register Nomination of the John and Isabella Greenway House, Ajo, Arizona. Prepared for the Arizona State Historic Preservation Office, Phoenix.

1997 National Register Nomination of the N. Clyde Pierce House, Phoenix, Arizona. Prepared for Greg and Judy Pierce (owners), Phoenix.

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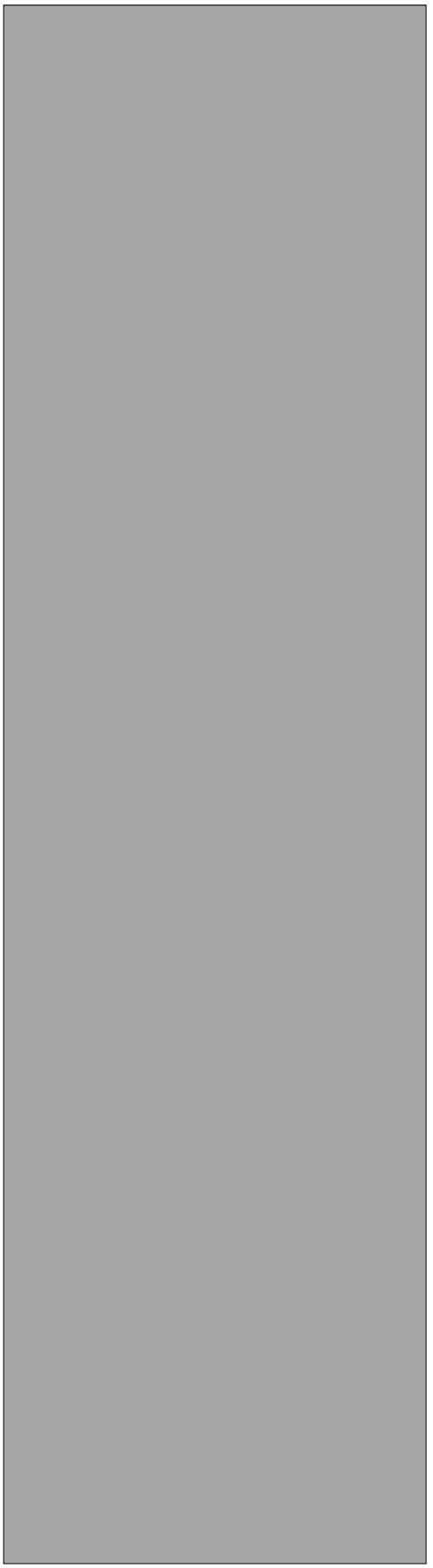
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1979 Cultural Resource Study of a Proposed Electrical Transmission Line from Jade to the Sand Hills, Imperial County, California. Regional Environmental Consultants, San Diego (with Carol Walker).



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PROJECT EXPERIENCE

2024 *Determination of Historic Significance Report for 767 B Avenue* | Coronado, California.
2024 *Tucson Bus Rapid Transit Project Historic Property Survey* | Tucson, Arizona.
2024 *Edison and Walker Specific Plan – Historical Resource Survey* | Ontario, California.
2024 *GIS Mapping for Historical and Archaeological Resource Management Report Chollas Creek & Euclid-54th Project* | San Diego, California.
2024 *GIS Mapping for Historical and Archaeological Resource Management Report Famosa Slough Alley Slope Restoration Project* | San Diego, California.
2024 *Historical Resource Analysis Report for Harvest Landing Retail Center & Business Park Project* | Perris, California.
2023 *Determination of Historic Significance Report for 811 Tolita Avenue* | Coronado, California.
2023 *Determination of Historic Significance Report for 841 H Avenue* | Coronado, California.
2023 *Determination of Historic Significance Report for 325 9th Street* | Coronado, California.
2023 *Determination of Historic Significance Report for 437 J Avenue* | Coronado, California.
2023 *Historical Resource Analysis Report for 33521 Zeiders Road* | Menifee, California
2023 *Historical Resources Analysis Report Proposed El Camino Specific Plan Project* | San Juan Capistrano, California.
2023 *Historical Resource Analysis Report for 5900 Cherry Avenue* | Long Beach, California.
2023 *Historical Resource Analysis Report for 800 Meadow Pass Road* | Walnut, California.
2023 *University Hills Historical Resource Analysis Report* | San Bernardino, California.

EDUCATION

Master of City Planning
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Bachelor of Arts– Geography,
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PROFESSIONAL EXPERIENCE

Urban / Preservation Planner + GIS Technician: Urbana Preservation & Planning, LLC (San Diego, CA) 2018 – present

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Planning Intern: Alta Planning (San Diego, CA), 2019

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Planning Intern: City of Richmond (Richmond, CA), 2019

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Planning Intern: Maxable (San Diego, CA), 2018-2019

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Para Educator: Mid Valley Special Education Cooperative (St. Charles, IL), 2017-2018

—

Teacher Assistant: Lincoln Family Services (Lincoln, NE), 2016-2017

MEMBERSHIPS

American Planning Association

RELATED CERTIFICATIONS

SAP Environment, Health, and Safety for Operational Sustainability (2021 Edition)

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2023	*Historical Resource Research Report for 2954 Chatsworth Boulevard* | San Diego, California.
2023	*Historic Resource Research Report for 637 Arenas Street* | La Jolla, California.
2022	*Determination of Historic Significance Report for 741-745 Orange Avenue* | Coronado, California.
2022	*Determination of Historic Significance Report for 737 Orange Avenue* | Coronado, California.
2022	*Determination of Historic Significance Report for 440 Pomona Avenue* | Coronado, California.
2022	*Determination of Historic Significance Report for 210 E Avenue* | Coronado, California.
2022	*City of La Quinta Historic Resource Survey and Context Statement* | La Quinta, California.
2022	*Determination of Historic Significance Report for 440 Pomona Avenue* | Coronado, California.
2022	*Determination of Historic Significance Report for 210 E Avenue* | Coronado, California.
2022	*3112 Curtis Street Mills Act Application* | San Diego, California.
2022	*The Muse Mills Act Application* | La Jolla, California.
2022	*Post Rock Resources of Kansas National Register Nominations*.
2021	*Olson Townhomes Historic Architectural Evaluation* | Huntington Beach, CA.
2019-2021	*GIS Mapping of Historic-Era Built Environment Cultural Resources within the SCE Service Territory* | Mono, Tulare, Inyo, Kern, Ventura, Los Angeles, San Bernardino, Riverside, and Orange Counties, California.
2021	*Post Rock Resources of Kansas Survey and Multiple Property Documentation Form; Lincoln, Mitchell, Rush, and Russell Counties, KS.*
2021	*GIS Mapping for the To Kalon Vineyard Patent Litigation Project* | Hunton Andrews Kurth, LLP; Napa Valley, California.
2021	*Determination of Historic Significance Report for 135 I Avenue* | Coronado, California.
2021	*Determination of Historic Significance Report for 777 B Avenue* | Coronado, California.
2021	*Determination of Historic Significance Report for 1425 7th Street* | Coronado, California.
2021	*Historical Resource Designation and Mills Act Application for 2275 Evergreen Street* | San Diego, California.
2019-2021	*Southern California Edison Company Transmission Line Rating and Remediation Program Ivanpah - Control Transmission Corridor, Historic-Era Built Environment Survey Report* | Inyo, Kern, and San Bernardino, Counties, California. and Clark County, Nevada.
2019-2021	*Southern California Edison Company Transmission Line Rating and Remediation Program Kern River to Los Angeles Transmission Corridor, Historic-Era Built Environment Survey Report* | Kern and Los Angeles Counties, California.
2020-2021	*Southern California Edison Company Transmission Line Rating and Remediation Program Eldorado-Pisgah-Lugo Transmission Corridor, Historic-Era Built Environment Survey Report* | San Bernardino County, California.
2020-2021	*Southern California Edison Company Transmission Line Rating and Remediation Program Control-Silver Peak Transmission Corridor, Historic-Era Built Environment Survey Report* | Inyo and Mono Counties, California
2020	*Historic Property Survey Report, Rancho Miramonte Project* | Chino, California.
2020	*Historic Site Designation Report for 4350 Nabal Drive* | La Mesa, California.

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2020	*Historic Resource Research Report for 4630 Date Avenue* | La Mesa, California.
2020	*Historic Resource Research Report for 2956 Roosevelt Street* | Carlsbad, California.
2020	*Historic Resource Research Report for 5930 Division Street* | San Diego, California.
2020	*Middle Ranch Pipeline Historic Resource Analysis Report* | Santa Catalina Island, California.
2019	*California's Mojave Desert Region Cultural Landscape Survey, Eligibility, Documentation and Mapping Project* | Mojave Desert, California.
2018	*Owens Valley, California Historic Cultural Landscape Survey, Eligibility Documentation and Mapping Project* | Owens Valley, California.
2018	*Kern County Region Historic Agricultural Landscape Survey, Eligibility, Documentation, and Mapping Project* | Kern County, California.

APPENDIX D
GEOTECHNICAL AND INFILTRATION EVALUATION

GEOTECHNICAL AND INFILTRATION EVALUATION

PROPOSED SINGLE-FAMILY RESIDENTIAL DEVELOPMENT
ASSESSOR'S PARCEL NUMBERS (APNS) 130-070-015 AND -021; AND 130-080-004
8312 GRAPEWIN STREET
EASTVALE, RIVERSIDE COUNTY, CALIFORNIA

PREPARED FOR

WARMINGTON RESIDENTIAL
3090 PULLMAN STREET
COSTA MESA, CALIFORNIA 92626

PREPARED BY

GEOTEK, INC.
1548 NORTH MAPLE STREET
CORONA, CALIFORNIA 92878

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April 8, 2024
Project No. 3836-CR

Warmington Residential
3090 Pullman Street
Costa Mesa, California 92626

Attention: Mr. Bret Ilich

Subject: **Geotechnical and Infiltration Evaluation**
Proposed Single-Family Residential Development
Assessor's Parcel Numbers (APNs) 130-070-015 and -021; and 130-080-004
8312 Grapewin Street
Eastvale, Riverside County, California

Dear Mr. Ilich:

GeoTek, Inc. (GeoTek) is pleased to provide the results of this Geotechnical and Infiltration Evaluation for the proposed single-family residential project to be located at 8312 Grapewin Street in the City of Eastvale, Riverside County, California. This report presents the results of GeoTek's evaluation, discussion of findings, and provides geotechnical recommendations for foundation design and earthwork construction.

Based upon review and evaluation, site development appears feasible from a geotechnical viewpoint provided that the recommendations included in this report are incorporated into the design and construction phases of the project.

The opportunity to be of service is sincerely appreciated. If you should have any questions, please do not hesitate to contact GeoTek.

Respectfully submitted,
GeoTek, Inc.





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Distribution: (1) Addressee via email (one PDF file)

\\geotekfs1\Riverside\Projects\3801 to 3850\3836CR Warmington Residential APNs 130-070-015 & -021; 130-080-004 Eastvale\Geotechnical and Infiltration Evaluation\3836CR Geotechnical and Infiltration Evaluation Eastvale.doc

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Figure 1 – Site Location and Topography Map
Figure 2 – Exploration Location Map

Appendix A – Log of Exploratory Borings
Appendix B – Laboratory Testing Results
Appendix C – Infiltration Test Data & Porchet Calculations
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Appendix E – General Earthwork Grading Guidelines

1. PURPOSE AND SCOPE OF SERVICES

The purpose of this study was to evaluate the geotechnical engineering and geologic conditions at the project site, as outlined in GeoTek's proposal P-0301324-CR, dated February 28, 2024. Services provided for this study included the following:

- Research and review of available geologic data and general information pertinent to the site,
- Site exploration consisting of the excavation, logging, and sampling of six (6) exploratory test borings extending to depths ranging from 16.5 to 47 feet below grade,
- Excavation of two (2) additional borings to a depth of about five (5) feet below grade and performing an infiltration test in each boring,
- Laboratory testing of soil samples collected during the field investigation,
- Review and evaluation of site seismicity, and
- Preparation of this geotechnical report which presents GeoTek's findings, conclusions, and recommendations for this site.

2. SITE DESCRIPTION AND PROPOSED DEVELOPMENT

2.1 SITE DESCRIPTION

The approximate 8.24-acre irregular-shaped project site is located at 8312 Grapewin Street in the City of Eastvale, Riverside County, California (See Figure 1). Access to the site is available by either Archibald Avenue or Grapewin Street, both paved, improved streets located adjacent to the western and northern site boundaries, respectively.

The site is currently occupied by several residential structures, outbuildings, a large barn, animal pens, fences, and storage areas. The Santa Ana River watershed is located adjacent to the eastern site boundary with a water surface elevation of approximately 540 feet above mean sea level (amsl). Site elevations range from approximately 578 feet amsl to about 591 feet amsl in western and eastern portions, respectively. Topographically, the site can be considered as

having a relatively flat to gently sloping terrain, with surface drainage generally directed to the west.

Review of historic aerial photographs of the site indicated the site consisted of vacant, tilled agricultural land in 1938. Site conditions prior to 1938 are unknown. Between 1938 to 1949, a residential structure appears to have been constructed within the eastern portion of the site, with the western portion of the site possibly still used for agricultural purposes. Between 1949 to 2002, the site appears to mostly consist of vacant, undeveloped land, with the exception of the residence structure within the eastern portion. Between 2002 to 2005, various outbuildings, barns, and animal pens appear to have been constructed. Site conditions from 2005 to the present time appear to be relatively unchanged.

2.2 PROJECT DESCRIPTION

Based upon review of a *Conceptual Density Study* prepared by KTGY Architecture and Planning, dated March 1, 2024, GeoTek understands the subject property is to be developed with seventy-nine (79) one- to two-story single-family residences. Associated utilities, access and drive lanes, pavement, hardscape, and landscape improvements are also anticipated as part of the site development. Storm water disposal by means of on-site storm water disposal systems are anticipated for this project. The Best Management Practice (BMPs) system(s) to be selected for stormwater disposal are currently unknown.

The proposed residential structures are anticipated to be of wood-frame construction, two- to three-stories in height, and incorporate conventional shallow foundations and post-tensioned (PT) slab-on-grade floors. Sewage disposal will be by a public sewer. For the purposes of this report, it is assumed maximum column and wall loads will be about 75 kips and 3.5 kips per foot, respectively. Specific site development plans were not provided as of the date of this report. Once actual loads are known that information should be provided to GeoTek to determine if modifications to the recommendations presented in this report are warranted.

If site development differs from the assumptions made herein, the recommendations included in this report should be subject to further review and evaluation. Site development plans should be reviewed by GeoTek when they become available.

3. FIELD EXPLORATION AND LABORATORY TESTING

3.1 FIELD EXPLORATION

The field exploration for this report was conducted on March 26, 2024, and consisted of excavating six (6) geotechnical exploratory borings with a hollow-stem drill rig to depths ranging from about 16.5 to 47 feet below grade at the boring locations. The approximate locations of the GeoTek excavations are shown on the Exploration Location Map (Figure 2). A geologist from GeoTek logged the excavations and collected soil samples for use in subsequent laboratory testing. The logs of the exploratory borings are included in Appendix A.

Relatively undisturbed soil samples were recovered at various intervals in the geotechnical borings with a California sampler. The California sampler is a 3-inch outside diameter, 2.5-inch inside diameter, split barrel sampler lined with brass rings. The sampler was 18 inches long. The sampler conformed to the requirements of ASTM D 3550. A 140-pound automatic trip hammer was utilized, dropping 30 inches for each blow. The relatively undisturbed samples, together with bulk samples of representative soil types, were returned to the laboratory for testing and evaluation. The California sampler test data are presented on the boring logs in Appendix A.

In Boring B-2 standard penetration tests (SPT) were performed with a 2.0-inch outside diameter, 1.5-inch inside diameter, split-barrel sampler. The sampler was 18 inches long. The inside diameter of the sampler shoe was 1.4 inches. The sampler was unlined. The sampler conformed to the requirements of ASTM D 1586. A 140-pound automatic trip hammer was utilized, dropping 30 inches for each blow. The sampler penetration test data are presented on the Logs of Borings for Boring B-2.

Infiltration Testing

In addition to the geotechnical exploratory borings, two infiltration test borings (I-1 and I-2) were excavated in the areas of the proposed storm water management facilities, to depths of about five (5) feet each. The locations and depths of the infiltration test borings were provided by Warmington Residential. Infiltration/percolation testing was conducted in these borings in general accordance with the requirements of the County of Riverside.

The infiltration tests consisted of drilling an eight-inch diameter test hole to the desired depth and installing approximately two inches of gravel in the bottom of the hole. A three-inch diameter perforated PVC pipe, wrapped in a filter sock, was placed in the excavations and the

annular space was filled with gravel to prevent caving within the boring. Water was then placed in the borings to presoak the holes and percolation testing was performed the following the pre-soak period. The infiltration tests were then performed which consisted of adding water to each test hole and measuring the water drop over a 30-minute period. The water drop was recorded for twelve test intervals. Water was added to the test holes after each test interval. The field percolation rates were then converted to an infiltration rate using the Porchet Method. The results of the infiltration testing are summarized in the table below:

PRELIMINARY INFILTRATION TEST RESULTS		
Infiltration Boring No.	Depth of Boring (ft.)	Infiltration Rate* (inches per hour)
I-1	5	0.60
I-2	5	0.61

*Porchet Method converted infiltration rate from measured rate

The results of the conversions indicate infiltration rates at the test locations ranged from approximately 0.60 inches per hour (Boring I-1) to approximately 0.61 inches per hour (Boring I-2), indicating relatively poor infiltration rates. Copies of the infiltration test data sheets and the Porchet infiltration rate conversion calculations are presented in Appendix C. No factors of safety were applied to the rates provided. Over the lifetime of the infiltration areas, the infiltration rates may be affected by sediment build up and biological activities, as well as local variations in near surface soil conditions. A suitable factor of safety should be applied to the field rate in designing the infiltration system.

It should be noted that the infiltration rates provided above were performed in relatively undisturbed on-site soils. Infiltration rates will vary and are mostly dependent on the underlying consistency of the site soils and relative density. Infiltration rates may be impacted by weight of equipment travelling over the soils, placement of engineered fill and other various factors. GeoTek assumes no responsibility or liability for the ultimate design or performance of the storm water facility.

3.2 LABORATORY TESTING

Laboratory testing was performed on selected relatively undisturbed ring and bulk samples collected during the field exploration. The purpose of the laboratory testing was to confirm the field classification of the materials encountered and to evaluate their physical properties for use in the engineering design and analysis. Results of the laboratory testing program along with a brief description and relevant information regarding testing procedures are included on the exploratory borings logs included in Appendix A and in Appendix B.

4. GEOLOGIC AND SOILS CONDITIONS

4.1 REGIONAL SETTING

The subject property is situated in the Peninsular Ranges geomorphic province. The Peninsular Ranges province is one of the largest geomorphic units in western North America. It extends approximately 975 miles south of the Transverse Ranges geomorphic province to the tip of Baja California. This province varies in width from about 30 to 100 miles. It is bounded on the west by the Pacific Ocean, on the south by the Gulf of California and on the east by the Colorado Desert Province.

The Peninsular Ranges are essentially a series of northwest-southeast oriented fault blocks. Several major fault zones are found in this province. The Elsinore Fault zone and the San Jacinto Fault zone trend northwest-southeast and are found near the middle of the province. The San Andreas Fault zone borders the northeasterly margin of the province.

The site is located in an area geologically mapped by others to be underlain by older alluvium (Morton, D.M., Miller, F.K., 2006). No active faults are shown in the immediate site vicinity on the maps reviewed for the area. The nearest known active fault is the Elsinore Fault zone (Chino section) located approximately 3.8 miles southwest of the site.

4.2 GENERAL SOIL CONDITIONS

A brief description of the earth materials encountered is presented in the following section. Based on the site reconnaissance, the exploratory excavations and review of published geologic maps, the area investigated is locally underlain by some surficial undocumented fill and disturbed soils atop older alluvium.

4.2.1 Undocumented Fill

Undocumented fill soil was encountered within Borings B-2, B-3, and B-5 from the existing ground surface to depths of about 1 to 1.5 feet below existing grades. The placement of the undocumented fill was likely associated with the existing structural improvements at the site or past agricultural use of the property. The fill soil generally consisted of silty sands and clayey sands (SM and SC soil type based on the Unified Soil Classification System) and were encountered in a medium dense condition based on penetration samples obtained. Documentation of the placement of the fill soils encountered is understood to not be available or obtainable.

4.2.2 Disturbed Soils

Disturbed soils were encountered at the surface of five (5) of the borings. The disturbance of the upper site soils likely resulted from previous land uses at the site, including possible agricultural uses. The disturbed near surface soils encountered generally consisted of silty to clayey sands and sandy clays (SM, SC, and CL soil types) and were encountered at depths ranging from about 0.5 to 1 feet below existing grades at the boring locations.

4.2.3 Older Alluvium

Older alluvial soils were encountered in all of the borings performed, beneath either the undocumented fill or disturbed soil and extended to the maximum depth explored (47 feet). As encountered in the borings, the older alluvium consisted of interbedded layers of silty sands, relatively clean sands, clayey sands, and sandy clays (SM, SP, SC, and CL soil types based upon the Unified Soil Classification System). The coarse-grained alluvial soils (SM, SP, and SC soil types) were found to range between medium dense to very dense, while the fine-grained grained alluvial soils (CL soil type) were found to generally be soft to hard. The upper older alluvial soils encountered within some of the borings were observed to be in a loose or relatively soft condition.

Based on the laboratory test results, the near surface soils have a "Very Low" ($0 \leq EI \leq 20$) to "Low" ($21 \leq EI \leq 50$) Expansion Index (ASTM D 4829). Based on the laboratory test results, the near surface soils have a soluble sulfate content of less than 0.1 percent (ASTM D 4327). Additionally, selected samples of the upper site soils were found to exhibit a "very low" to "low" potential for hydroconsolidation (settlement upon wetting with or without additional loading). The test results are provided in Appendix B.

4.3 SURFACE WATER AND GROUNDWATER

4.3.1 Surface Water

If encountered during earthwork operations, surface water on this site will likely be the result of precipitation or possibly some minor surface run-off from the surrounding areas. Natural drainage at the site is interpreted to be to the west following the existing site topography in the area. Provisions for surface drainage will need to be accounted for by the project civil engineer.

4.3.2 Groundwater

Groundwater was not encountered within any of the exploratory borings drilled at the site to the maximum depth drilled of about 47 feet (Boring B-4) below the existing ground surface. Based on a review of groundwater depths noted on the California Department of Water

Resources Water Data Library website and review of site elevations, it is estimated the historic high groundwater depth is approximately 38 feet below existing grades at the site. Based on the results of the field exploration, review of site area geomorphology and geology, groundwater is not anticipated to adversely affect the proposed improvements.

4.4 FAULTING AND SEISMICITY

4.4.1 Faulting

The geologic structure of the entire California area is dominated mainly by northwest-trending faults associated with the San Andreas system. The site is in a seismically active region. However, the site is not situated within a State of California designated *"Alquist-Priolo"* Earthquake Fault Zone. The nearest known active fault to the site is the Elsinore Fault zone (Chino section) located approximately 3.8 miles to the southwest of the site.

4.4.2 Seismic Design Parameters

The site is located at approximately 33.9369 degrees West Latitude and -117.5922 degrees North Longitude. Due to the relatively dense nature of the site soil (average blow counts greater than 15) a Site Class "D" is considered appropriate for this site. Site spectral accelerations (S_a and S_1) for 0.2 and 1.0 second periods for a Class "D" site, was determined from the SEAOC/OSHPD web interface that utilizes the USGS web services and retrieves the seismic design data and presents that information in a report format. Using the ASCE 7-16 option on the SEAOC/OSHPD website results in the values for S_{M1} and S_{D1} reported as "null-See Section 11.4.8" (of ASCE 7-16). As noted in ASCE 7-16, Section 11.4.8, a site-specific ground motion procedure is recommended for Site Class D when the value S_1 exceeds 0.2. The value S_1 for the subject site exceeds 0.2.

For a site Class D, an exception to performing a site-specific ground motion analysis is allowed in ASCE 7-16 where S_1 exceeds 0.2 provided the value of the seismic response coefficient, Cs, is conservatively calculated by Eq 12.8-2 of ASCE 7-16 for values of $T \leq 1.5T_s$ and taken as equal to 1.5 times the value computed in accordance with either Eq. 12.8-3 for $T_L \geq T > 1.5T_s$ or Eq. 12.8-4 for $T > T_L$.

The results, based on the 2015 NEHRP and the 2022 CBC, are presented in the following table assuming that the exception as allowed in ASCE 7-16 is applicable. If the exception is deemed not appropriate, a site-specific ground motion analysis will be required.

SITE SEISMIC PARAMETERS	
Mapped 0.2 sec Period Spectral Acceleration, S_S	1.59g
Mapped 1.0 sec Period Spectral Acceleration, S_1	0.60g
Site Coefficient for Site Class "D", F_a	1.0
Site Coefficient for Site Class "D", F_v	1.7
Maximum Considered Earthquake Spectral Response Acceleration for 0.2 Second, S_{MS}	1.59g
Maximum Considered Earthquake Spectral Response Acceleration for 1.0 Second, S_{M1}	1.02g
5% Damped Design Spectral Response Acceleration Parameter at 0.2 Second, S_{DS}	1.06
5% Damped Design Spectral Response Acceleration Parameter at 1 second, S_{D1}	0.68
Peak Ground Acceleration (PGA_M)	0.72g
Seismic Design Category	D

Final selection of the appropriate seismic design coefficients should be made by the project structural engineer based upon the local practices and ordinances, expected building response and desired level of conservatism.

4.5 LIQUEFACTION

Liquefaction describes a phenomenon in which cyclic stresses, produced by earthquake-induced ground motion, create excess pore pressures in relatively cohesionless soils. These soils may thereby acquire a high degree of mobility, which can lead to lateral movement, sliding, consolidation and settlement of loose sediments, sand boils and other damaging deformations. This phenomenon occurs only below the water table, but, after liquefaction has developed, the effects can propagate upward into overlying non-saturated soil as excess pore water dissipates.

The factors known to influence liquefaction potential include soil type and grain size, relative density, groundwater level, confining pressures, and both intensity and duration of ground shaking. In general, materials that are susceptible to liquefaction are loose, saturated granular soils having low fines content under low confining pressures.

The project site is located within an area mapped by the County of Riverside as having a "High" to "Very High" liquefaction potential hazard. Based on the current mapping by Riverside County, a liquefaction analysis was performed for the subject site to estimate seismic-induced settlement potential. The seismic-settlement assessment (liquefaction and "dry sand") was performed utilizing the subsurface soil profile encountered within Boring B-2, with a PGA_m of 0.72g, and a USGS Unified Hazard Tool mean disaggregated moment magnitude event of 6.71 corresponding to a 2,475-year return period (2% probability of exceedance in 50 years). Based

on the analysis, relatively nominal seismic-induced settlements ("dry sand" and liquefaction) are estimated for the subject site – on the order of about ¼ inch total with estimated seismic-induced differential settlements of about ½ the total settlement over a 40-foot span.

4.6 OTHER SEISMIC HAZARDS

Due to the general flat terrain, the potential for seismic induced landslides is considered nil. Additionally, due to the estimated relatively low liquefaction hazard potential, the estimated lateral spread horizontal displacements are estimated to be negligible. The potential for secondary seismic hazards such as a seiche and tsunami is considered negligible due to site elevation and distance from an open body of water.

5. CONCLUSIONS AND RECOMMENDATIONS

5.1 GENERAL

Development of the site appears feasible from a geotechnical engineering viewpoint. The following recommendations should be incorporated into the design and construction phases of development.

The upper site soils encountered consisted of undocumented fill soils, disturbed soils, and some relatively loose/soft older alluvium. These upper site soils are not considered suitable for foundation support in their present state. Remedial grading, consisting of removal and recompaction of the upper site soils is recommended to provide a uniform bearing for the proposed improvements.

5.2 EARTHWORK CONSIDERATIONS

5.2.1 General

Earthwork and grading should be performed in accordance with the applicable grading ordinances of the City of Eastvale and the 2022 California Building Code (CBC), and recommendations contained in this report. The Grading Guidelines included in Appendix E outline general procedures and do not anticipate all site-specific situations. In the event of conflict, the recommendations presented in the text of this report should supersede those contained in Appendix E.

5.2.2 Site Clearing

Initial site preparation should commence with removal of debris, existing structures, pavements, underground utilities, foundations, slabs-on-grade, deleterious materials and vegetation within the limits of the planned improvements. Demolition of existing buildings/structures should include removal of all shallow foundations, floor slabs and any of below-grade construction. If any existing building/structure is supported by deep foundations, it is recommended that those foundation units be cut-off at least 3 feet below all new building foundations and floor slabs and one foot beneath all future utility lines. Existing utilities, not planned for re-use, should be capped off at the property boundaries and removed. All materials generated by demolition and site clearing operations should be properly disposed of off-site. Voids resulting from removing any materials should be replaced with engineered fill materials with expansion characteristics similar to the onsite materials.

5.2.3 Site Preparation

Due to the anticipated presence of undocumented fill, disturbed soil, and non-uniform nature of the near-surface upper site soils, it is recommended that the soils be removed beneath the planned building footprint to a depth of at least five (5) feet below existing natural grade, or three (3) feet below the base of the proposed foundations, whichever is greater. The lateral extent of this recommended over-excavation should extend at least 5 feet beyond the building limits, where obtainable. Removal bottoms should be relatively uniform in native soil type which is not visibly porous and having an in-place density of at least 85 percent of the soil's maximum dry density as determined by ASTM D 1557 test procedures. The actual depths of removals required should be determined and approved of by a GeoTek representative during site grading. Removals should include all undocumented fill, disturbed soil, and any relatively loose/soft and/or compressible, porous alluvium.

The subgrade soils below the limits of the proposed pavement and hardscape areas, and where surface improvements or new fill is planned, should be over-excavated to a depth of at least two (2) feet below existing natural grades.

Based on the known land use history, concentrated organics may be present at the project site. Additional earthwork recommendations related to the encountering of any concentrated areas of organic matter may be provided during site grading.

Following site clearing operations, over-excavation and lowering of site grades, where necessary, it is recommended that the exposed subgrade soils beneath all surface improvements be proof rolled with a heavy rubber-tired piece of construction equipment approved by and in the presence of the geotechnical engineering representative. All soil that ruts or excessively deflects during proof rolling should be removed as recommended by the GeoTek

representative. Following proof rolling and removal of any unsuitable bearing soil, the exposed subgrade should be scarified to a depth of about 12 inches, be moisture conditioned to slightly above the soil's optimum moisture content and then be compacted to at least 90 percent of the soil's maximum dry density as determined by ASTM D1557 test procedures.

5.2.4 Engineered Fill

The on-site soils are generally considered suitable for reuse as engineered fill provided they are free from vegetation, debris, oversized materials (6 inch diameter or greater) and other deleterious material. All areas should be brought to final subgrade elevations with fill materials that are placed and compacted in general accordance with minimum project standards. Engineered fill should be placed in 6-to-8-inch loose lifts, moisture conditioned to slightly above the optimum moisture content and compacted to a minimum relative compaction of 90 percent as determined by ASTM D1557 test procedures.

If wet soils are encountered during remedial grading, methods for drying soils such as stockpiling or mixing with dry soils may be required to bring the soils to the required moisture content for placement as engineered fill. Placement of engineered fill should be observed and tested on a full-time basis by a GeoTek representative during grading activities.

5.2.5 Transition Lot Condition

Building pads graded with a cut/fill transition should be undercut to reduce the potential for differential settlement. The cut portion of the cut/fill transition should be undercut to a depth of at least five (5) feet from natural grade or three (3) feet below the deepest proposed footing, whichever is deeper, and be backfilled with a properly compacted engineered fill. The bottom of the undercut should be sloped at a minimum of 1 percent toward the adjacent street/parking lot area.

5.2.6 Oversized Rock Disposal

Although unlikely, oversized cobbles, boulders and rock fragments may be encountered during rough grading and utility trench operations. If encountered, on-site disposal of oversized materials is possible, provided the oversized materials are placed as recommended on Plate 4 within Appendix E. Alternatively, oversized materials can be exported from the site.

5.2.7 Excavation Characteristics

Excavations in the on-site older alluvium should be readily accomplished with heavy-duty earthmoving or excavating equipment in good operating condition. All excavations should be formed in accordance with current Cal-OSHA requirements.

5.2.8 Trench Excavations and Backfill

Temporary trench excavations within the on-site materials should be stable at a 1.5:1 inclination for short durations during construction and where cuts do not exceed 15 feet in height. Deeper temporary excavations should be reviewed by GeoTek prior to their planned excavation to determine if supplemental recommendations or analysis are warranted. It is anticipated that temporary cuts to a maximum height of 4 feet can be excavated vertically.

Trench excavations should conform to Cal-OSHA regulations. The contractor should have a competent person, per OSHA requirements, on site during construction to observe conditions and to make the appropriate recommendations.

Utility trench backfill should be compacted to at least 90 percent relative compaction (as determined by ASTM D-1557 test procedures). Under-slab trenches should also be compacted to project specifications. Where applicable, based on jurisdictional requirements, the top 12 inches of backfill below subgrade for road pavements should be compacted to at least 95 percent relative compaction. On-site materials may not be suitable for use as bedding material but should be suitable as backfill provided particles larger than 6 inches are removed. Relatively abundant amounts of oversize materials may be encountered during excavations.

Compaction should be achieved with a mechanical compaction device. Ponding or jetting of trench backfill is not recommended. If backfill soils have dried out, they should be properly moisture conditioned prior to placement in trenches.

5.2.9 Shrinkage and Bulking

For planning purposes, a shrinkage loss of about 10 to 15 percent is anticipated for excavations within the undocumented fill, disturbed soils, and upper alluvium at the site. Several factors will impact earthwork balancing on the site, including shrinkage, trench spoil from utilities and footing excavations, as well as the accuracy of topography. Shrinkage and bulking are primarily dependent upon the degree of compactive effort achieved during construction, depth of fill and underlying site conditions.

A subsidence loss of up to about 0.10 feet is estimated for the site.

Site balance areas should be available in order to adjust project grades, depending on actual field conditions at the conclusion of earthwork construction.

5.2.10 Grading Plan Review

Upon completion of the site grading plans, it is recommended that those plans be provided to GeoTek for review. Based on that review, some modifications to the recommendations provided in this report may be necessary.

5.3 DESIGN RECOMMENDATIONS

5.3.1 Foundation Design Criteria

Post-Tensioned Slab Foundation Systems:

The soils are classified as having a "Very Low" (0≤EI≤20) and "Low" (21≤EI≤50) Expansion Index (EI) in accordance with ASTM D 4829. Since the California Building Code (CBC) indicates Post Tensioning Institute (PTI) design methodology is intended for expansive soils conditions, no e_m or y_m parameters as used in the PTI methodology are provided for structures to be constructed on soils having a "Very Low" EI. Preliminary e_m and y_m values were generated for structures to be constructed on soils having a "Low" (21≤EI≤50) Expansion Index (EI) based upon the following assumed parameters: Liquid Limit (LL) = 33, Plastic Limit (PL) = 19, and Plasticity Index (PI) = 14, Thornthwaite Moisture Index = -25; constant suction value = 3.6pF; post-equilibrium case assumed with wet (swelling) cycle going from 4.0pF to 3.0pF and drying (shrinking) cycle going from 4.0pF to 4.5pF. Structures to be constructed on soils having a "Very Low" EI can be constructed using "Low" EI design parameters.

The foundation elements for the proposed structures should bear entirely in engineered fill soils and should be designed in accordance with the *2022 California Building Code (CBC)*. The following design recommendations for post-tensioned (PT) foundations for this project are provided:

MINIMUM DESIGN REQUIREMENTS FOR POST-TENSIONED FOUNDATIONS		
Foundation Design Parameter	"Very Low" (0-20) Expansion Index	"Low" (21-50) Expansion Index
Foundation Depth or Minimum Perimeter Beam Depth/Turned Down Edge (inches below lowest adjacent grade)	One & Two-Stories – 12 inches Three-stories – 18 inches	One & Two-Stories – 12 inches Three-stories – 18 inches
Minimum Beam/Wall Foundation Width*	One & Two-Stories – 12 inches Three-stories – 15 inches	One & Two-Stories – 12 inches Three-stories – 18 inches
Minimum Slab Thickness (actual)	5 inches	5 inches
Edge Moisture Variation Distance, e_m	N/A	3.3 ft (Edge Lift – Swelling) 5.6 ft (Center Lift – Shrinkage)
Soil Differential Movement, y_m	N/A	≈ 0.55 inches (Edge Lift – Swelling) ≈ -0.15 inches (Center Lift – Shrinkage)
Effective Plasticity Index**	N/A	15 – Design Value
Presaturation of Subgrade Soil (Percent of Optimum)	Minimum 100% to a depth of 12 inches	Minimum 110% to a depth of 12 inches

*Code minimums per Table 1809.7 of CBC 2022
**Effective Plasticity Index should be verified at the completion of rough grading.

Conventional Reinforced Concrete Foundation Elements:

Alternatively, the site structures may be designed utilizing conventional reinforced concrete foundation systems. The conventional foundation elements for the proposed structures should bear entirely in compacted, engineered fill soils. Foundations should be designed in accordance with current Riverside County and 2022 CBC requirements.

Foundation design criteria for a conventional foundation system, in general conformance with the 2022 CBC are presented in this report. These are typical design criteria and are not intended to supersede the design by the structural engineer. It should be noted that the criteria provided are based on soil support characteristics only. The structural engineer should design the slab and beam reinforcement based on actual loading conditions. As previously discussed, the structural engineer needs to consider the estimated static and seismic settlements into their design.

Based on the expansion index testing performed for this report, site soils possess a "Very Low" ($0 \le EI \le 20$) to "Low" ($21 \le EI \le 50$) Expansion Index (EI) when tested in general accordance with ASTM D4829. Expansion index and soluble sulfate evaluation of the soils beneath conventional foundation elements should be performed during construction to evaluate the as-graded

conditions. Final recommendations should be based upon the as-graded soils conditions. A summary of the foundation design recommendations is presented in the following table:

DESIGN PARAMETER	"VERY LOW" (0≤EI≤20) EXPANSION INDEX (ASTM D 4829)	"LOW" (21≤EI≤50) EXPANSION INDEX (ASTM D 4829)
Building Foundation Depth or Minimum Perimeter Beam Depth (inches below lowest adjacent grade)	One & Two-Stories – 12 inches Three-stories – 18 inches	One & Two-Stories – 12 inches Three-stories – 18 inches
Minimum Foundation Width* (Inches)	One & Two-Stories – 12 inches Three-stories – 15 inches	One & Two-Stories – 12 inches Three-stories – 15 inches
Minimum Slab Thickness (actual)	4 inches	4 inches
Minimum Slab Reinforcing	6" x 6" – W1.4 x W1.4 welded wire fabric or No. 3 bars at 18 inch centers placed in middle of slab	6" x 6" – W2.9 x W2.9 welded wire fabric or No. 3 bars at 18 inch centers placed in middle of slab
Minimum Footing Reinforcement	Two No. 4 reinforcing bars, one placed near the top and one near the bottom of the footing	Two No. 4 reinforcing bars, one placed near the top and one near the bottom of the footing
Presaturation of Subgrade Soil (Percent of Optimum)	Minimum of 100 percent of the optimum moisture content to a depth of at least 12 inches prior to placing concrete	Minimum of 110 percent of the optimum moisture content to a depth of at least 12 inches prior to placing concrete

*Code minimums per Table 1809.7 of CBC 2022.

Based upon review, a modulus of subgrade reaction (E_I) of 175 pci may be used in the design of the post-tensioned slab foundation system or the conventional foundation system. It should be noted that this value is based upon standard one foot plate load tests. Depending upon the design methodology and foundation geometry this value may need to be modified by the following:

$$E_s = E_I\ ((B+1)/2B)^2$$

where: Es = design modulus
B = footing width

Post-tensioned slabs and conventional foundation systems should be designed in accordance with the *2022 CBC* and also the post-tensioned slabs should be designed according to PTI design methodology.

The following criteria for design of foundations are preliminary and should be re-evaluated based on the results of additional laboratory testing of samples obtained at/near finish pad grade.

5.3.1.1 An allowable bearing capacity of 2,000 pounds per square foot (psf) may be used for design of continuous and perimeter footings 12 inches deep and 12 inches wide, and pad footings 24 inches square and 12 inches deep. This allowable soil bearing capacity may be increased by 400 psf for each additional foot of footing depth and 250 psf for each additional foot of footing width to a maximum value of 3,000 psf. An increase of one-third may be applied when considering short-term live loads (e.g., seismic and wind loads). These bearing values contain a minimum factor of safety of three (3).

5.3.1.2 Structural foundations should be designed in accordance with the 2022 CBC, and to withstand a total static settlement of 1 inch and maximum differential static settlement of one-half of the total settlement over a horizontal distance of 40 feet.

5.3.1.3 The passive earth pressure may be computed as an equivalent fluid having a density of 325 psf per foot of depth, to a maximum earth pressure of 3,250 psf for footings founded on engineered fill or competent native soil. The allowable passive earth pressure contains a factor of safety of 1.5. A coefficient of friction between soil and concrete of 0.30 may be used with dead load forces. The coefficient of friction contains a reduction value of one-third (1/3). Passive pressure and frictional resistance may be combined without reduction. The upper one foot of soil should be ignored in the passive pressure calculations unless the surface is covered with pavements.

5.3.1.4 A grade beam, a minimum of 12 inches wide and 18 inches deep, should be utilized across large entrances. The base of the grade beam should be at the same elevation as the bottom of the adjoining footings.

5.3.1.5 A moisture and vapor retarding system should be placed below slabs-on-grade where moisture migration through the slab is undesirable. Guidelines for these are provided in the 2022 California Green Building Standards Code (CALGreen) Section 4.505.2, the 2022 CBC Section 1907.1 and ACI 360R-10. The vapor retarder design and construction should also meet the requirements of ASTM E 1643. A portion of the vapor retarder design should be the implementation of a moisture vapor retardant membrane.

It should be realized that the effectiveness of the vapor retarding membrane can be adversely impacted as a result of construction related punctures (e.g., stake penetrations, tears, punctures from walking on the vapor retarder placed atop the underlying aggregate layer, etc.). These occurrences should be limited as much as possible during construction. Thicker membranes are generally more resistant to accidental puncture than thinner ones. Products specifically designed for use as moisture/vapor retarders may also be more puncture resistant. Although the CBC

specifies a 6-mil vapor retarder membrane, it is GeoTek's opinion that a minimum 10 mil thick membrane with joints properly overlapped and sealed should be considered, unless otherwise specified by the slab design professional. The membrane should consist of Stego wrap or the equivalent.

Moisture and vapor retarding systems are intended to provide a certain level of resistance to vapor and moisture transmission through the concrete, but do not eliminate it. The acceptable level of moisture transmission through the slab is to a large extent based on the type of flooring used and environmental conditions. Ultimately, the vapor retarding system should be comprised of suitable elements to limit migration of water and reduce transmission of water vapor through the slab to acceptable levels. The selected elements should have suitable properties (i.e., thickness, composition, strength, and permeability) to achieve the desired performance level.

Moisture retarders can reduce, but not eliminate, moisture vapor rise from the underlying soils up through the slab. Moisture retarder systems should be designed and constructed in accordance with applicable American Concrete Institute, Portland Cement Association, Post-Tensioning Concrete Institute, ASTM and California Building Code requirements and guidelines.

GeoTek recommends that a qualified person, such as the flooring contractor, structural engineer, architect, and/or other experts specializing in moisture control within the building be consulted to evaluate the general and specific moisture and vapor transmission paths and associated potential impact on the proposed construction. That person (or persons) should provide recommendations relative to the slab moisture and vapor retarder systems and for migration of potential adverse impact of moisture vapor transmission on various components of the structures, as deemed appropriate.

In addition, the recommendations in this report and GeoTek's services in general are not intended to address mold prevention; since GeoTek, along with geotechnical consultants in general, do not practice in the area of mold prevention. If specific recommendations addressing potential mold issues are desired, then a professional mold prevention consultant should be contacted.

It is recommended that control joints be placed in two directions spaced approximately 24 to 36 times the thickness of the slab in inches. These joints are a

widely accepted means to control cracks and should be reviewed by the project structural engineer.

5.3.2 Miscellaneous Foundation Recommendations

5.3.2.1 To reduce moisture penetration beneath the slab on grade areas, utility trench excavations should be backfilled with engineered fill, lean concrete or concrete slurry where they intercept the perimeter footing or thickened slab edge.

5.3.2.2 Soils from the footing excavations should not be placed in the slab-on-grade areas unless properly compacted and tested. The excavations should be free of loose/sloughed materials and be neatly trimmed at the time of concrete placement.

5.3.3 Foundation Setbacks

Minimum setbacks for all foundations should comply with the 2022 CBC or City of Eastvale requirements, whichever is more stringent. Improvements not conforming to these setbacks are subject to the increased likelihood of excessive lateral movements and/or differential settlements. If large enough, these movements can compromise the integrity of the improvements. The top outside edge of all footings should be set back a minimum of H/3 (where H is the slope height) from the face of any descending slope. The setback should be at least five feet and need not exceed 40 feet.

5.3.4 Soil Corrosivity

The soil resistivity at this site was tested in the laboratory on a sample collected during the field investigation. The results of the testing indicate that the on-site soils are considered "*moderately corrosive*" (3,819 ohm-cm) (Roberge, 2000) to buried ferrous metal in accordance with current standards used by corrosion engineers. Recommendations for protection of buried ferrous metal should be provided by a corrosion engineer. Additional corrosion testing should be performed at the time of site grading to assess the corrosion potential of the as-graded soils.

5.3.5 Soil Sulfate Content

The sulfate content was determined in the laboratory on a sample collected during the field investigation. The results indicate that the water-soluble sulfate result is less than 0.1 percent by weight, which is considered "*negligible*" (S0 exposure category) as per Table 19.3.1.1 of ACI 318-19. Based on the test results and Table 19.3.1.1 of ACI 318-19, no special recommendations for concrete are required for this project due to soil sulfate exposure.

5.4 RETAINING WALL DESIGN AND CONSTRUCTION

5.4.1.1 General Design Criteria

Recommendations presented in this report apply to typical masonry or concrete vertical retaining walls. These are typical design criteria and are not intended to supersede the design by the structural engineer.

Retaining wall foundations should be embedded a minimum of 18 inches into engineered fill.

Retaining wall foundations should be designed in accordance with Section 5.3 of this report. Structural needs may govern and should be evaluated by the project structural engineer.

All earth retention structure plans, as applicable, should be reviewed by this office prior to finalization.

Earthwork considerations, site clearing and remedial earthwork for all earth retention structures should meet the requirements of this report, unless specifically provided otherwise, or more stringent requirements or recommendations are made by the designer. The backfill material placement for all earth retention structures should meet the requirement of Section 5.2.4 in this report.

In general, cantilever earth retention structures, which are designed to yield at least 0.001H, where H is equal to the height of the earth retention structure, may be designed using the "active" condition. Rigid earth retention structures (including but not limited to rigid walls, and walls braced at top, such as typical basement walls) should be designed using the "at-rest" condition.

In addition to the design lateral forces due to retained earth, surcharges due to improvements, such as an adjacent building or traffic loading, should be considered in the design of the earth retention structures. Loads applied within a 1:1 (horizontal: vertical) projection from the surcharge on the stem of the earth retention structure should be considered in the design.

Final selection of the appropriate design parameters should be made by the designer of the earth retention structures.

5.4.1.2 Cantilevered Walls

The recommendations presented below are for cantilevered retaining walls. Active earth pressure may be used for retaining wall design, provided the top of the wall is not restrained

from minor deflections. An equivalent fluid pressure approach may be used to compute the horizontal pressure against the wall. Appropriate fluid unit weights are given below for specific slope gradients of the retained material. These do not include other superimposed loading conditions such as traffic, structures, seismic events, or adverse geologic conditions.

ACTIVE EARTH PRESSURES	
Surface Slope of Retained Materials (horizontal:vertical)	Equivalent Fluid Pressure (pcf) Select Backfill* and Native Soils
Level	45
2:1	81

*The design pressures assume the backfill material has an expansion index less than or equal to 20. Backfill zone includes area between back of the wall to a plane (1:1 horizontal: vertical) up from bottom of the wall foundation (on the backside of the wall) to the ground surface.

For walls with a retained height greater than six (6) feet, an incremental seismic pressure should be included into the wall design. Where needed, it is recommended that a dynamic load increment of $14H^2$ [units: pounds per lineal feet of wall length] where H is the retained wall height, should be included into the wall design to account for seismic loading conditions. This dynamic load increment value may be considered to be applied to one-third of the wall height, H, above the base of the wall.

5.4.1.3 Retaining Wall Backfill and Drainage

The wall backfill should also include a minimum one (1) foot wide section of ¾- to 1-inch clean crushed rock (or an approved equivalent). The rock should be placed immediately adjacent to the back of the wall and extend up from a back drain to within approximately 24 inches of the finish grade. The upper 24 inches should consist of compacted on-site materials. The rock should be separated from the earth with filter fabric. The presence of other materials might necessitate revision of the parameters provided and modification of the wall designs. The backfill materials should be placed in lifts no greater than eight (8) inches in thickness and compacted to a minimum of 90% relative compaction as determined by ASTM D 1557 test procedures. Proper surface drainage needs to be provided and maintained.

As an alternative to the drain, rock and fabric, a pre-manufactured wall drainage product (example: Mira Drain 6000 or approved equivalent) may be used behind the retaining wall. The wall drainage product should extend from the base of the wall to within two (2) feet of the ground surface. The subdrain should be placed in direct contact with the wall drainage product.

Retaining walls should be provided with an adequate pipe and gravel back drain system to help prevent buildup of hydrostatic pressures. Backdrains should consist of a four (4)-inch diameter perforated collector pipe (Schedule 40, SDR 35, or approved equivalent) embedded in a minimum of one (1) cubic foot per linear foot of ¾- to 1-inch clean crushed rock or an approved equivalent, wrapped in filter fabric (Mirafi 140N or an approved equivalent). The drain system should be connected to a suitable outlet. Waterproofing of site walls should be performed where moisture migration through the walls is undesirable.

5.4.1.4 Restrained Retaining Walls

Retaining walls that will be restrained at the top that support level backfill or that have reentrant or male corners, should be designed for an equivalent at-rest fluid pressure of 66 pcf, plus any applicable surcharge loading. For areas of male or reentrant corners, the restrained wall design should extend a minimum distance of twice the height of the wall laterally from the corner, or a distance otherwise determined by the project structural engineer.

5.4.1.5 Other Design Considerations

- Wall design should consider the additional surcharge loads from superjacent slopes and/or footings, where appropriate.
- No backfill should be placed against concrete until minimum design strengths are evident by compression tests of cylinders.
- The retaining wall footing excavations, backcuts, and backfill materials should be approved by the project geotechnical engineer or their authorized representative.
- Positive separations should be provided in garden walls at horizontal distances not exceeding 20 feet.

5.5 PRELIMINARY PAVEMENT DESIGN RECOMMENDATIONS

Although planned final grades beneath the street improvements within the site are not yet known, the following preliminary pavement design recommendations are based on section minimums designated by the County of Riverside (Standard Plan No. 105). Preliminary pavement thickness design is based on the Caltrans Highway Design Manual (2018).

An R-value of 30 has been assumed for the preliminary design of the project pavement sections. Once the traffic loading information becomes more defined, revision to the pavement design recommendations may be warranted. It is recommended that the final pavement design be based on R-value testing of the as-graded subgrade soils within the pavement areas.

Based on the assumptions noted above the following preliminary pavement recommendations are provided for the site:

PRELIMINARY MINIMUM PAVEMENT SECTION			
Street Type	Traffic Index (TI)*	Thickness of Asphalt Concrete (inches)	Thickness of Aggregate Base (inches)
Local Street	5.5	3.0**	7.0
Collector Street	7.0	4.2**	9.0
Major Arterial (Archibald Avenue)	8.0	5.0**	10.5

*County of Riverside standards (Standard Plan No. 105).

**Minimum asphalt concrete thickness required by the County of Riverside.

Traffic Indices (TIs) used in the pavement design are designated by the County of Riverside and should provide a pavement life of approximately 20 years with a normal amount of flexible pavement maintenance. Irrigation adjacent to pavements, without a deep curb or other cutoff to separate landscaping from the paving may result in premature pavement failure. Traffic parameters used for design were selected based upon engineering judgment and not upon information furnished to us such as an equivalent wheel load analysis or a traffic study.

All base material and the upper 12 inches of subgrade should be compacted to at least 95 percent of the material's maximum dry density as determined by ASTM D1557 test procedures. All materials and methods of construction should conform to the requirements of the City of Eastvale and/or County of Riverside.

5.6 CONCRETE CONSTRUCTION

5.6.1 General

Concrete construction should follow the 2022 CBC and ACI guidelines regarding design, mix placement and curing of the concrete. If desired, GeoTek could provide quality control testing of the concrete during construction.

5.6.2 Concrete Mix Design

As discussed in Section 5.3.5, no special recommendations for concrete are required for this project due to soil sulfate exposure. Additional testing should be performed during grading so that specific recommendations can be formulated based on the as-graded conditions.

5.6.3 Concrete Flatwork

Exterior concrete flatwork is often one of the most visible aspects of site development. They are typically given the least level of quality control, being considered "non-structural" components. Cracking of these features is common due to various factors. While cracking usually does not affect the structural performance of the concrete, it is unsightly. It is recommended that the same standards of care be applied to these features as to the structure itself.

Flatwork should consist of a minimum four-inch (actual) thick concrete and the use of temperature and shrinkage control reinforcement is suggested. The project structural engineer should provide final design recommendations.

5.6.4 Concrete Performance

Concrete cracks should be expected. These cracks can vary from sizes that are hairline to more than 1/8 inch in width. Most cracks in concrete while unsightly do not significantly impact long-term performance. While it is possible to take measures (proper concrete mix, placement, curing, control joints, etc.) to reduce the extent and size of cracks that occur, some cracking will occur despite the best efforts to minimize it. Concrete undergoes chemical processes that are dependent on a wide range of variables, which are difficult, at best, to control. Concrete, while seemingly a stable material, is subject to internal expansion and contraction due to external changes over time.

One of the simplest means to control cracking is to provide weakened control joints for cracking to occur along. These do not prevent cracks from developing; they simply provide a relief point for the stresses that develop. These joints are a widely accepted means to control cracks but are not always effective. Control joints are more effective the more closely spaced they are. GeoTek suggests that control joints be placed in two orthogonal directions and located at a distance approximately equal to 24 to 36 times the slab thickness.

5.7 PLAN REVIEW AND CONSTRUCTION OBSERVATIONS

It is recommended that site grading, specifications, and foundation plans be reviewed by this office prior to construction to check for conformance with the recommendations of this report. It is also recommended that GeoTek representatives be present during site grading and foundation construction to observe and document for proper implementation of the geotechnical recommendations. The owner/developer should have GeoTek perform at least the following duties:

- Observe site clearing and grubbing operations for proper removal of all unsuitable materials.

- Observe and test bottom of removals prior to fill placement.
- Evaluate the suitability of on-site and import materials for fill placement and collect soil samples for laboratory testing where necessary.
- Observe the fill for uniformity during placement, including utility trench excavation backfill. Also, test the fill for density, relative compaction and moisture content.
- Observe and probe foundation excavations to confirm suitability of bearing materials with respect to density.

If requested, a construction observation and compaction report can be provided by GeoTek which can comply with the requirements of the governmental agencies having jurisdiction over the project. It is recommended that these agencies be notified prior to commencement of construction so that necessary grading permits can be obtained.

6. INTENT

It is the intent of this report to aid in the design and construction of the proposed development. Implementation of the advice presented in this report is intended to reduce risk associated with construction projects. The professional opinions and geotechnical advice contained in this report are not intended to imply total performance of the project or guarantee that unusual or variable conditions will not be discovered during or after construction.

The scope of GeoTek's evaluation is limited to the area explored that is shown on the Exploration Location Map (Figure 2). This evaluation does not and should in no way be construed to encompass any areas beyond the specific area of the proposed construction as indicated to GeoTek by the client. Further, no evaluation of any existing site improvements is included. The scope is based on GeoTek's understanding of the project and the client's needs, GeoTek's proposal (Proposal No. P-0301324-CR) dated February 28, 2024, and geotechnical engineering standards normally used on similar projects in this region.

7. LIMITATIONS

GeoTek's findings are based on site conditions observed and the stated sources. Thus, GeoTek's comments are professional opinions that are limited to the extent of the available data.

GeoTek has prepared this report in a manner consistent with that level of care and skill ordinarily exercised by members of the engineering at this time and location and science professions currently practicing under similar conditions in the jurisdiction in which the services are provided, subject to the time limits and physical constraints applicable to this report.

Since GeoTek's recommendations are based on the site conditions observed and encountered at the stated times and laboratory testing. Thus, GeoTek's conclusions and recommendations are professional opinions that are limited to the extent of the available data. Observations during construction are important to allow for any change in recommendations found to be warranted. These opinions have been derived in accordance with current standards of practice and no warranty of any kind is expressed or implied. Standards of care/practice are subject to change with time.

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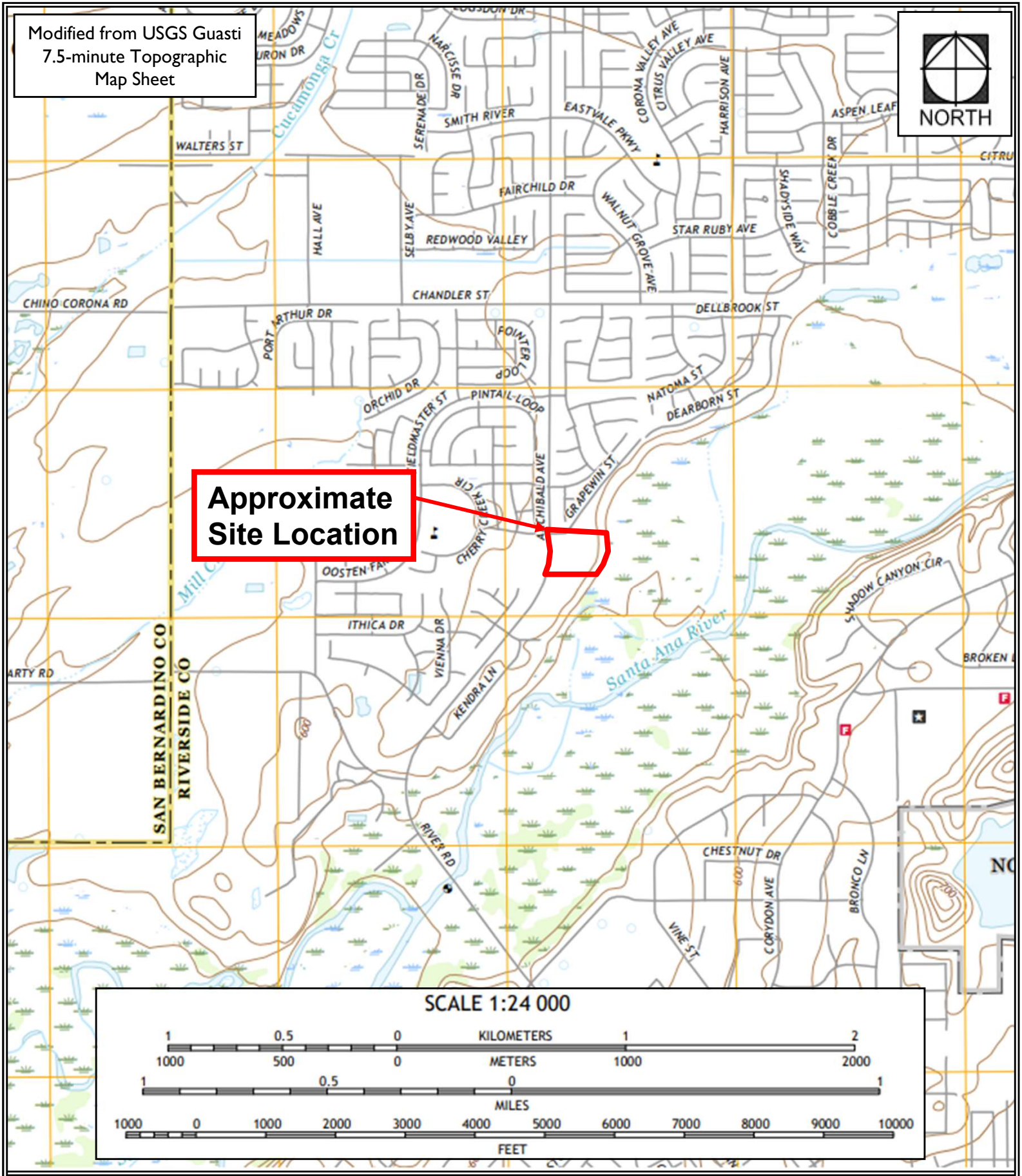
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Warmington Residential
8312 Grapewin Street
APNs 130-080-004, 130-070-015 and -021
Eastvale, Riverside County, California

Project No. 3836-CR

Figure 1

Site Location and Topography Map

GEOTEK 592



LEGEND
(Locations are Approximate)

Site Boundary

B-6 Geotechnical Boring

I-2 Infiltration Test

Warmington Residential
8312 Grapewin Street
APNs 130-080-004, 130-070-015 and -021
Eastvale, Riverside County, California

Project No. 3836-CR

GEOTEK

Figure 2

Exploration Location Map

APPENDIX A

LOGS OF EXPLORATORY BORINGS

Proposed Single-Family Residential Development
8312 Grapewin Street
Assessor's Parcel Numbers (APNs) 130-070-015 and -021; and 130-080-004
Eastvale, Riverside County, California
Project No. 3836-CR

A - FIELD TESTING AND SAMPLING PROCEDURES

The Modified Split-Barrel Sampler (Ring)

The ring sampler is driven into the ground at various depths in accordance with ASTM D 3550 test procedures. The sampler, with an external diameter of 3.0 inches, is lined with 1-inch long, thin brass rings with inside diameters of approximately 2.4 inches. The sampler is typically driven into the ground 12 or 18 inches with a 140-pound hammer free falling from a height of 30 inches. Blow counts are recorded for every 6 inches of penetration as indicated on the log of boring. The samples are removed from the sample barrel in the brass rings, sealed, and transported to the laboratory for testing.

The Standard Penetration Test (SPT) Sampler

Standard penetration tests (SPT) were performed with a 2.0-inch outside diameter, 1.5-inch inside diameter, split-barrel sampler. The sampler was 18 inches long. The inside diameter of the sampler shoe was 1.4 inches. The sampler was unlined. The sampler conformed to the requirements of ASTM D 1586. A 140-pound automatic trip hammer was utilized, dropping 30 inches for each blow. Blow counts are recorded for every 6 inches of penetration as indicated on the log of boring. Disturbed samples are removed from the sample barrel, sealed in a plastic bag, and transported to the laboratory for testing.

Bulk Samples (Large)

These samples are normally large bags of earth materials over 20 pounds in weight collected from the field by means of hand digging or exploratory cuttings.

Bulk Samples (Small)

These are plastic bag samples which are normally airtight and contain less than 5 pounds in weight of earth materials collected from the field by means of hand digging or exploratory cuttings. These samples are primarily used for determining natural moisture content and classification indices.

B - BORING LOG LEGEND

The following abbreviations and symbols often appear in the classification and description of soil and rock on the log of borings:

SOILS

USCS	Unified Soil Classification System
f-c	Fine to coarse
f-m	Fine to medium

GEOLOGIC

B: Attitudes	Bedding: strike/dip
J: Attitudes	Joint: strike/dip
C: Contact line	
……..	Dashed line denotes USCS material change
———	Solid Line denotes unit / formational change
———	Thick solid line denotes end of boring

(Additional denotations and symbols are provided on the boring logs)

GeoTek, Inc.

LOG OF EXPLORATORY BORING

CLIENT:	Warmington Residential	**DRILLER:**	2R Drilling	**LOGGED BY:**	JS
PROJECT NAME:	8312 Grapewin St. Eastvale	**DRILL METHOD:**	Hollow Stem	**OPERATOR:**	Victor
PROJECT NO.:	3836-CR	**HAMMER:**	140#/30"	**RIG TYPE:**	Track
LOCATION:	See Exploration Location Map			**DATE:**	3/26/2024

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blows/ 6 in	SAMPLES: Sample Number	USCS Symbol	Boring No.: B-1 / MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Water Content (%)	Laboratory Testing: Dry Density (pcf)	Laboratory Testing: Others
0				SM	**Disturbed Soil:** Silty f SAND, light brown, slightly moist			
		9			**Older Alluvium:**			
		15						
		16	R1	SM	Silty f SAND, light brown, moist, medium dense	13.1	111.2	
		13						
		21						
		32	R2		Silty f SAND, light brown, moist, dense	16.4	109.7	
5		13						
		26						
		31	R3	SC/CL	Clayey f SAND to f sandy CLAY, light brown, moist to very moist, dense to hard	24.7	102.9	
10		13						
		40						
		50/6"	R4	SC/SM	Silty/Clayey f SAND, brown, moist, very dense	3.5	120.8	
15		17						
		28						
		32	R5	SM	Silty f-c SAND, yellowish brown, moist, dense, trace gravel			
20		21						
		17						
		9	R6		Silty f-c SAND, yellowish brown, moist, medium dense, some gravels	1.9	114.2	
					BORING TERMINATED AT 21.5 FEET			
					No groundwater encountered			
					Boring backfilled with soil cuttings			
25								
30								

LEGEND

Sample type: ---Ring ---SPT ---Small Bulk ---Large Bulk ---No Recovery ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resisitivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

GeoTek, Inc.

LOG OF EXPLORATORY BORING

CLIENT:	Warmington Residential	**DRILLER:**	2R Drilling	**LOGGED BY:**	JS
PROJECT NAME:	8312 Grapewin St. Eastvale	**DRILL METHOD:**	Hollow Stem	**OPERATOR:**	Victor
PROJECT NO.:	3836-CR	**HAMMER:**	140#/30"	**RIG TYPE:**	Track
LOCATION:	See Exploration Location Map			**DATE:**	3/26/2024

Boring No.: B-2

Depth (ft)	Sample Type	Blows/ 6 in	Sample Number	USCS Symbol	MATERIAL DESCRIPTION AND COMMENTS	Water Content (%)	Dry Density (pcf)	Others
0					**Undocumented Fill:**			EI, SA, SR 39.9% passing No. 200 Expansion Index = 0
		8 15 25	R1	SC	Clayey f-m SAND, reddish-brown, moist, medium dense	7.1	125.8	
					Older Alluvium:			
		18 27 50/6"	R2	SM	Silty f-c SAND, reddish brown, moist, very dense, trace clay	11.1	127.7	
5		26 50/6"	R3		Silty f-c SAND, reddish brown, moist, very dense, trace clay, trace gravel	10.0	123.6	
		28 50/2"	R4		Silty f-c SAND, reddish grey-brown, moist, very dense, trace clay, trace gravel	7.5	119.4	
10		16 50/6"	R5		Silty f-c SAND, reddish brown, moist, very dense, trace clay, trace gravel			
15		24 50/6"	R6		Silty f-c SAND, brown, moist, very dense, trace clay, trace gravel	12.2	122.4	
20		36 50/6"	R7	SM	Silty f-c SAND, grey-brown, very dense, trace gravel			
25		16 24 40	S1		Silty f-c SAND, brown, moist, very dense, trace gravel			
30		19 23 28	S2	SC/SM	Silty/clayey f-c SAND, light brown, moist, very dense, trace gravel	11.9		

LEGEND

Sample type: ---Ring ---SPT ---Small Bulk ---Large Bulk ---No Recovery ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resisitivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

GeoTek, Inc.

LOG OF EXPLORATORY BORING

CLIENT:	Warmington Residential	**DRILLER:**	2R Drilling	**LOGGED BY:**	JS
PROJECT NAME:	8312 Grapewin St. Eastvale	**DRILL METHOD:**	Hollow Stem	**OPERATOR:**	Victor
PROJECT NO.:	3836-CR	**HAMMER:**	140#/30"	**RIG TYPE:**	Track
LOCATION:	See Exploration Location Map			**DATE:**	3/26/2024

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blows/ 6 in	SAMPLES: Sample Number	USCS Symbol	Boring No.: B-2 (continued) / MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Water Content (%)	Laboratory Testing: Dry Density (pcf)	Laboratory Testing: Others
35		19 28 50/6"	S3	SM	Silty f-m SAND, light brown, moist, very dense, few gravels			
40		26 31 50/4"	S4		Silty f-c SAND, grey-brown, moist, very dense, trace gravels	4.7		
45		23 32 50/2"	S5		Silty f-m SAND, grey-brown, moist, very dense, trace gravel	6.4		
50					**PRACTICAL DRILLING REFUSAL ENCOUNTERED AT 47 FEET** No groundwater encountered Boring backfilled with soil cuttings			

LEGEND

Sample type: ---Ring ---SPT ---Small Bulk ---Large Bulk ---No Recovery ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resisitivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

GeoTek, Inc.

LOG OF EXPLORATORY BORING

CLIENT:	Warmington ResidentiL	**DRILLER:**	2R Drilling	**LOGGED BY:**	JS
PROJECT NAME:	8312 Grapewin St. Eastvale	**DRILL METHOD:**	Hollow Stem	**OPERATOR:**	Victor
PROJECT NO.:	3836-CR	**HAMMER:**	140#/30"	**RIG TYPE:**	Track
LOCATION:	See Exploration Location Map			**DATE:**	3/26/2024

Boring No.: B-3

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blows/ 6 in	SAMPLES: Sample Number	USCS Symbol	MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Water Content (%)	Laboratory Testing: Dry Density (pcf)	Laboratory Testing: Others
0					**Undocumented Fill:**			
				SC	Clayey f SAND, reddish brown, moist			
		7 5 2	R1	SC	**Older Alluvium:** Clayey f SAND, reddish-brown, moist, loose, trace rootlets	13.3	118.3	
5		3 5 6	R2	SM	Silty f SAND, light brown, moist, loose	2.5	103.2	Collapse
		6 10 13	R3		Silty f SAND, light brown, moist, medium dense	3.3	107.5	
10		7 11 15	R4		Silty f SAND, light brown, moist, medium dense	4.7	108.4	Collapse
15		9 16 29	R5	SC	Clayey f-c SAND, reddish brown, moist, medium dense, trace gravel			
20					**BORING TERMINATED AT 16.5 FEET** No groundwater encountered Boring backfilled with soil cuttings			
25								
30								

LEGEND

Sample type: ---Ring ---SPT ---Small Bulk ---Large Bulk ---No Recovery ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resisitivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

GeoTek, Inc.

LOG OF EXPLORATORY BORING

CLIENT:	Warmington ResidentiL	**DRILLER:**	2R Drilling	**LOGGED BY:**	JS
PROJECT NAME:	8312 Grapewin St. Eastvale	**DRILL METHOD:**	Hollow Stem	**OPERATOR:**	Victor
PROJECT NO.:	3836-CR	**HAMMER:**	140#/30"	**RIG TYPE:**	Track
LOCATION:	See Exploration Location Map			**DATE:**	3/26/2024

Boring No.: B-4

Depth (ft)	Sample Type	Blows/ 6 in	Sample Number	USCS Symbol	MATERIAL DESCRIPTION AND COMMENTS	Water Content (%)	Dry Density (pcf)	Others
0				CL/SC	**Disturbed Soil:** F-m sandy CLAY to clayey f-m SAND, brown, slightly moist			MD, EI, SH Expansion Index = 24
					Older Alluvium:			
		2 2 3	R1	CL/SC	F sandy CLAY to clayey f SAND, brown, moist, soft to loose	14.2	95.6	
5		5 10 13	R2	CL	Silty CLAY, light brown, moist to very moist, very stiff	25.5	98.2	
		7 12 16	R3		Silty CLAY, light brown, moist to very moist, very stiff	27.1	94.5	
10		5 10 12	R4		Silty CLAY, brown, moist to very moist, stiff to very stiff, some oxidation	31.3	91.8	
15		6 11 11	R5		Silty CLAY, brown, moist, stiff, some oxidation staining			
					BORING TERMINATED AT 16.5 FEET			
					No groundwater encountered Boring backfilled with soil cuttings			
20								
25								
30								

LEGEND

Sample type: ---Ring ---SPT ---Small Bulk ---Large Bulk ---No Recovery ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resisitivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

GeoTek, Inc.

LOG OF EXPLORATORY BORING

CLIENT:	Warmington Residential	**DRILLER:**	2R Drilling	**LOGGED BY:**	JS
PROJECT NAME:	8312 Grapewin St. Eastvale	**DRILL METHOD:**	Hollow Stem	**OPERATOR:**	Victor
PROJECT NO.:	3836-CR	**HAMMER:**	140#/30"	**RIG TYPE:**	Track
LOCATION:	See Exploration Location Map			**DATE:**	3/26/2024

Boring No.: B-5

Depth (ft)	Sample Type	Blows/ 6 in	Sample Number	USCS Symbol	MATERIAL DESCRIPTION AND COMMENTS	Water Content (%)	Dry Density (pcf)	Others
0					**Undocumented Fill:**			
		6 8 10	R1	SM	Silty f SAND, brown, moist, medium dense, trace clay	7.8	118.2	
					Older Alluvium:			
		13 50/6"	R2	SM	Silty f SAND, brown, moist, very dense, trace clay	14.4	117.9	
5		27 50/3"	R3	SC/SM	Silty/clayey f-m SAND, reddish brown, moist, very dense	12.5	118.0	
10		31 50/6"	R4		Silty/clayey f-c SAND, reddish brown, moist, very dense	11.2	120.8	
15		13 26 36	R5	CL	F-m sandy CLAY, light brown, moist, hard			
20		19 21 24	R6	SM	Silty f-m SAND, light brown, moist, medium dense to dense	8.8	113.8	
25					**BORING TERMINATED AT 21.5 FEET** No groundwater encountered Boring backfilled with soil cuttings			
30								

LEGEND

Sample type: ---Ring ---SPT ---Small Bulk ---Large Bulk ---No Recovery ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resisitivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

GeoTek, Inc.

LOG OF EXPLORATORY BORING

CLIENT:	Warmington Residential	**DRILLER:**	2R Drilling	**LOGGED BY:**	JS
PROJECT NAME:	8312 Grapewin St. Eastvale	**DRILL METHOD:**	Hollow Stem	**OPERATOR:**	Victor
PROJECT NO.:	3836-CR	**HAMMER:**	140#/30"	**RIG TYPE:**	Track
LOCATION:	See Exploration Location Map			**DATE:**	3/26/2024

Boring No.: B-6

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blows/ 6 in	SAMPLES: Sample Number	USCS Symbol	MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Water Content (%)	Laboratory Testing: Dry Density (pcf)	Laboratory Testing: Others
0					**Disturbed Soil:** Silty f-m SAND, brown, slightly moist			
					Older Alluvium:			
		5 4 3	R1	SC	Clayey f-m SAND, brown, slightly moist, loose	3.7	106.1	
		3 4 6	R2	SM/SC	Silty/clayey f SAND, light brown, moist, loose	15.8	101.4	
5		7 18 24	R3		Silty/clayey f SAND, light brown, moist, medium dense	19.4	106.3	
10		10 22 30	R4	SM	Silty f-m SAND, brown, moist, dense	7.9	126.0	
15		16 27 29	R5		Silty f-m SAND, brown, moist, dense			
20		12 27 43	R6	SC	Clayey f-m SAND, reddish brown, moist, dense	14.5	120.3	
					BORING TERMINATED AT 21.5 FEET No groundwater encountered Boring backfilled with soil cuttings			
25								
30								

LEGEND

Sample type: ---Ring ---SPT ---Small Bulk ---Large Bulk ---No Recovery ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resisitivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

GeoTek, Inc.

LOG OF EXPLORATORY BORING

CLIENT:	Warmington Residential	**DRILLER:**	2R Drilling	**LOGGED BY:**	JS
PROJECT NAME:	8312 Grapewin St. Eastvale	**DRILL METHOD:**	Hollow Stem	**OPERATOR:**	Victor
PROJECT NO.:	3836-CR	**HAMMER:**	140#/30"	**RIG TYPE:**	Track
LOCATION:	See Exploration Location Map			**DATE:**	3/26/2024

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blows/ 6 in	SAMPLES: Sample Number	USCS Symbol	Boring No.: I-1 / MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Water Content (%)	Laboratory Testing: Dry Density (pcf)	Laboratory Testing: Others
0					**Disturbed Soil:**			
				SM	Silty f SAND, light brown, slightly moist			
					Older Alluvium:			
				SM	Silty f SAND, light brown, moist			
5					**BORING TERMINATED AT 5 FEET**			
					No groundwater encountered Boring set with pipe, sock, and gravel			
10								
15								
20								
25								
30								

LEGEND

Sample type: ---Ring ---SPT ---Small Bulk ---Large Bulk ---No Recovery ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resisitivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

GeoTek, Inc.

LOG OF EXPLORATORY BORING

CLIENT:	Warmington Residential	**DRILLER:**	2R Drilling	**LOGGED BY:**	JS
PROJECT NAME:	8312 Grapewin St. Eastvale	**DRILL METHOD:**	Hollow Stem	**OPERATOR:**	Victor
PROJECT NO.:	3836-CR	**HAMMER:**	140#/30"	**RIG TYPE:**	Track
LOCATION:	See Exploration Location Map			**DATE:**	3/26/2024

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blows/ 6 in	SAMPLES: Sample Number	USCS Symbol	Boring No.: I-2 / MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Water Content (%)	Laboratory Testing: Dry Density (pcf)	Laboratory Testing: Others
0				CL/SC	**Disturbed Soil:** F-m sandy CLAY to clayey f-m SAND, brown, slightly moist			
				SC	**Older Alluvium:** Clayey f-m SAND, light brown, moist			
				SM	Silty f-m SAND, light brown, slightly moist			
5					**BORING TERMINATED AT 5 FEET** No groundwater encountered Boring set with pipe, sock, and gravel			
10								
15								
20								
25								
30								

LEGEND

Sample type: ---Ring ---SPT ---Small Bulk ---Large Bulk ---No Recovery ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resisitivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

APPENDIX B

LABORATORY TEST RESULTS

Proposed Single-Family Residential Development
8312 Grapewin Street
Assessor's Parcel Numbers (APNs) 130-070-015 and -021; and 130-080-004
Eastvale, Riverside County, California
Project No. 3836-CR

SUMMARY OF LABORATORY TESTING

Classification

Soils were classified visually in general accordance with the Unified Soil Classification System (ASTM Test Method D 2487). The soil classifications are shown on the logs of borings in Appendix A.

Collapse Test

Collapse tests were performed on selected samples of the site soils in general accordance with ASTM D 5333 test procedures. The results of this test are presented graphically in Appendix B.

Direct Shear

Shear testing was performed in a direct shear machine of the strain-control type in general accordance with ASTM D 3080 test procedures. The rate of deformation was approximately 0.035 inch per minute. The sample was sheared under varying confining loads in order to determine the coulomb shear strength parameters, angle of internal friction and cohesion. The tests were performed on soil samples remolded to approximately 90 percent of maximum dry density as determined by ASTM D 1557 test procedures. The shear test results are presented graphically in Appendix B.

Expansion Index

Expansion Index testing was performed on two (2) soil samples obtained from the field exploration. Testing was performed in general accordance with ASTM D 4829 test procedures. The results of the testing are provided below.

Boring #	Depth (ft.)	Description	Expansion Index	Classification
B-2	0-5	Clayey/Silty Sand (SM)	0	Low
B-4	0-5	Clayey Sand (SC) to Sandy Clay (CL)	24	Very Low

In-Situ Moisture and Density

The natural water content of sampled soils was determined in general accordance with ASTM D 2216 test procedures on samples of the materials recovered from the subsurface exploration. In addition, in-place dry density of the sampled soils was determined in general accordance with ASTM D 2937 test procedures on relatively undisturbed samples to measure the unit weight of the subsurface soils. Results of these tests are shown on the boring logs at the appropriate sample depths in Appendix A.

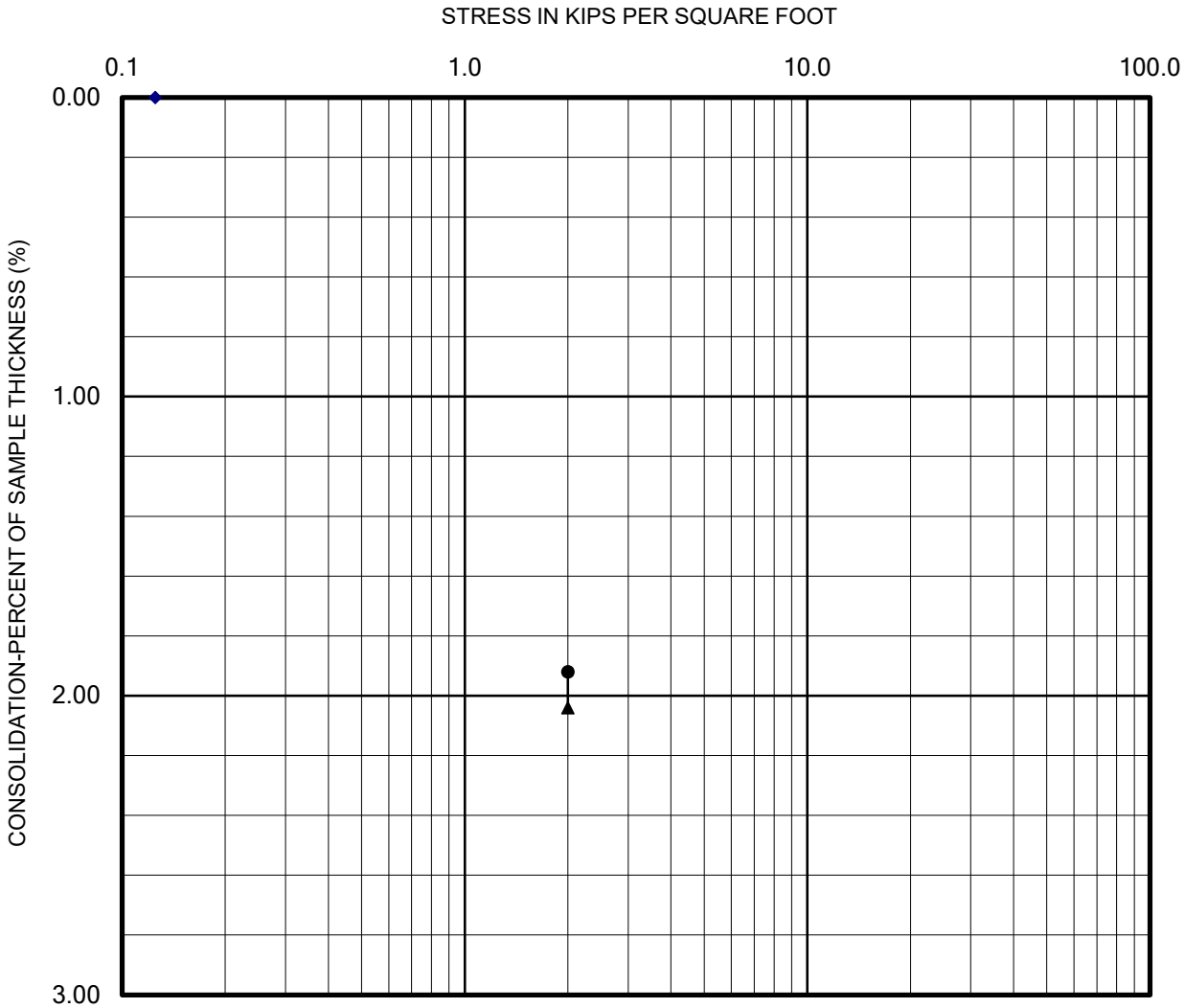
Moisture-Density Relationship

Laboratory testing was performed on one (1) sample collected during the subsurface exploration. The laboratory maximum dry density and optimum moisture content for the soil was determined in general accordance with ASTM D 1557 test procedures. The results are presented graphically in Appendix B.

Sulfate Content, Resistivity and Chloride Content

Testing to determine the water-soluble sulfate content was performed in general accordance with ASTM D4327 test procedures. Resistivity testing was completed in general accordance with ASTM G187 test procedures. Testing to determine the chloride content was performed in general accordance with ASTM D4327 test procedures. The results of the testing are provided below and in Appendix B.

Boring #	Depth (ft.)	pH ASTM D4972	Chloride ASTM D4327 (mg/kg)	Sulfate ASTM D4327 (% by weight)	Resistivity ASTM G187 (ohm-cm)
B-2	0-5	7.2	7.0	0.0124	3,819



Seating Cycle
Loading Prior to Inundation
Loading After Inundation
Rebound Cycle

PERFORMED IN GENERAL ACCORDANCE WITH ASTM D 4546

GEOTEK

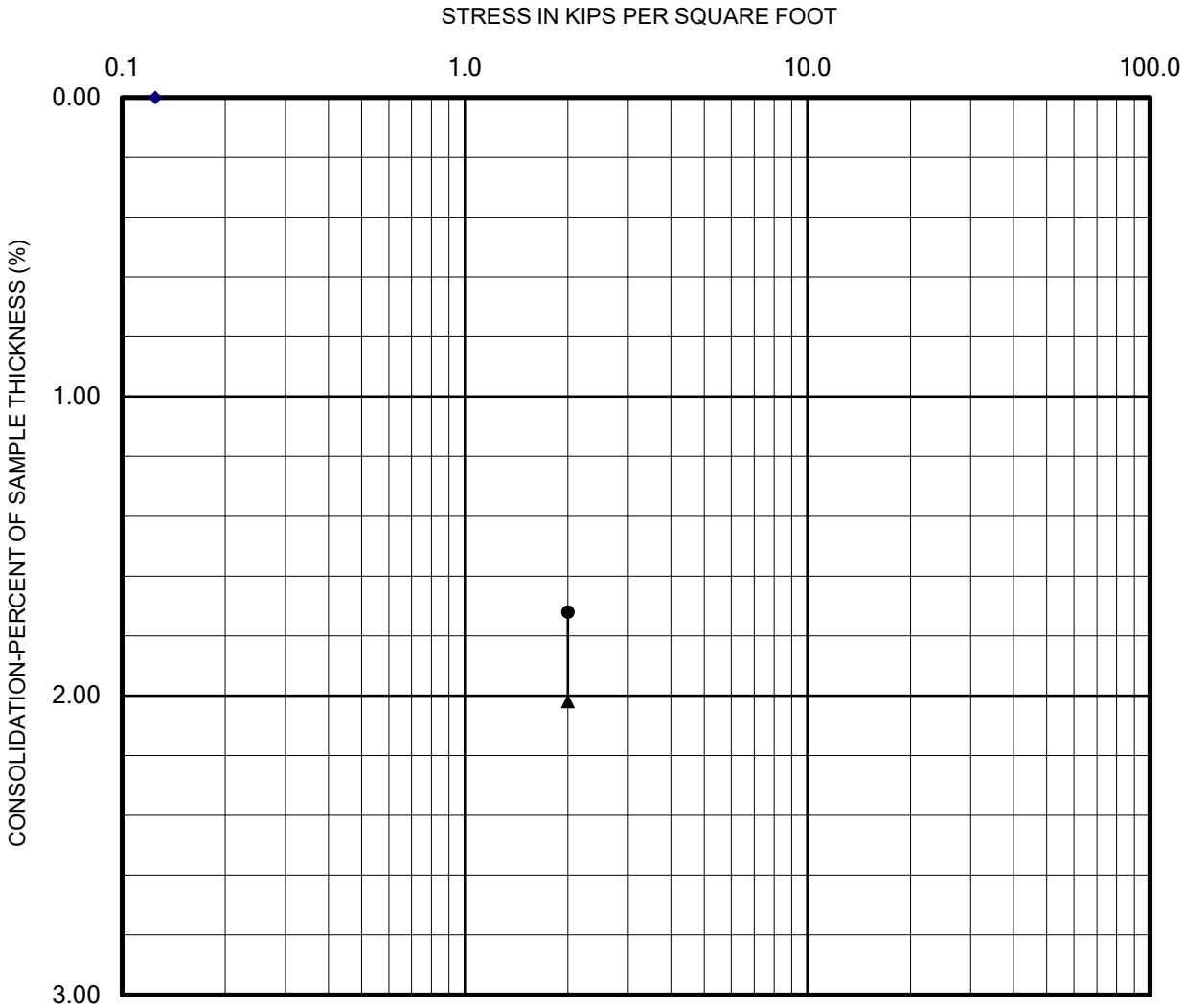
CHECKED BY: EC	Lab: Corona
PROJECT NO.: 3836-CR	Date: 4/1/2024

COLLAPSE REPORT

Sample: B-3 @ 5 Feet

Warmington Residential
8312 Grapewin Street Eastvale

Plate B-1



Seating Cycle
Loading Prior to Inundation
Loading After Inundation
Rebound Cycle

PERFORMED IN GENERAL ACCORDANCE WITH ASTM D 4546

GEOTEK

CHECKED BY: EC	Lab: Corona
PROJECT NO.: 3836-CR	Date: 4/1/2024

COLLAPSE REPORT

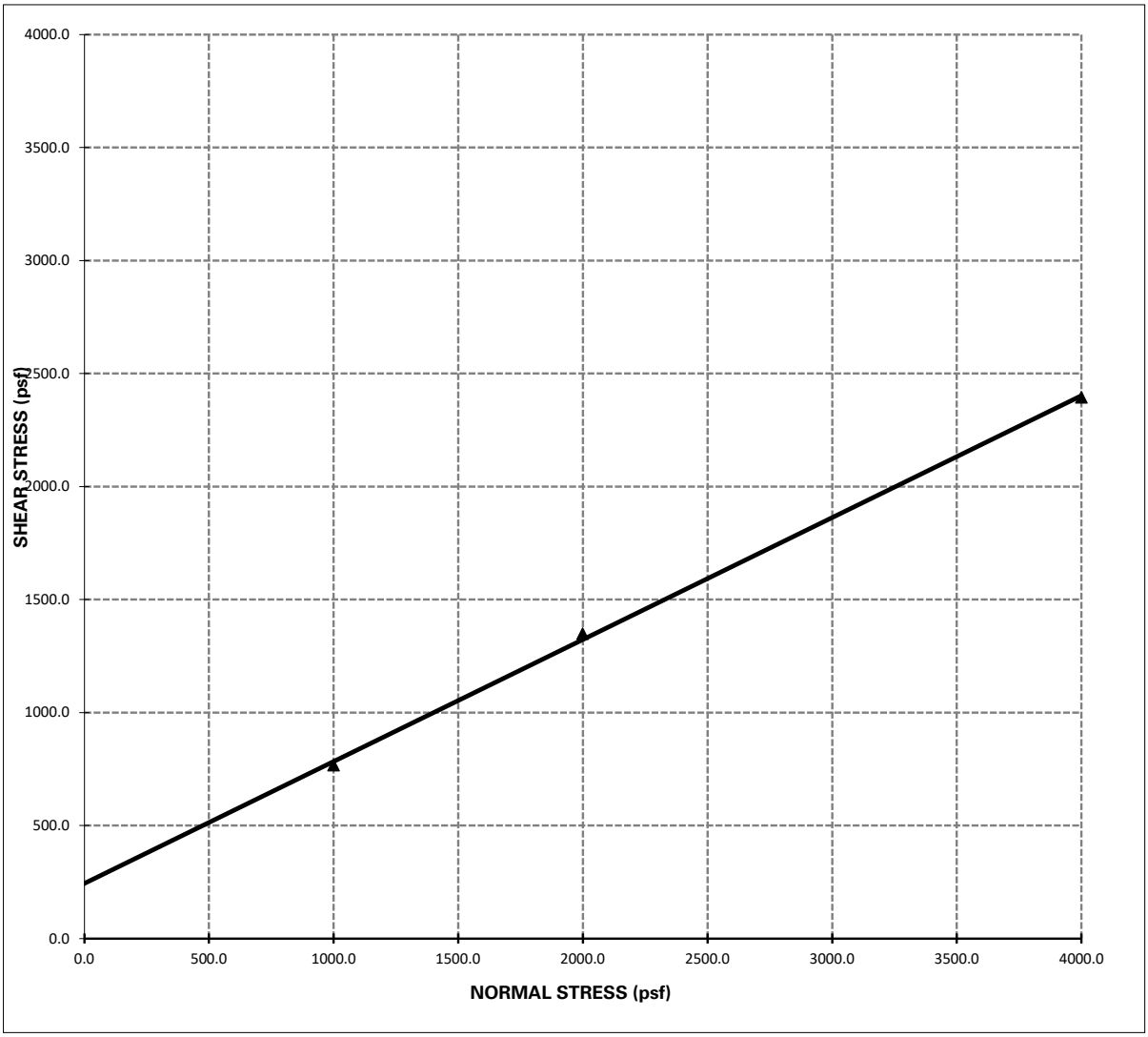
Sample: B-3 @ 10 Feet

Warmington Residential
8312 Grapewin Street Eastvale

Plate B-2

DIRECT SHEAR TEST

Project Name:	APNs 130-070-015 & -021; 130-080-(	***Sample Location:***	B-4 @ 0-5 Feet
Project Number:	3836-CR	***Date Tested:***	4/3/2024



Shear Strength: Φ = 28 ° , C = 244 psf

Notes: 1 - The soil specimen used in the shear box was a ring sample remolded to approximately 90% relative compaction from a bulk sample collected during the field investigation.

2 - The above reflect direct shear strength at saturated conditions.

3 - The tests were run at a shear rate of 0.01 in/min.

GeoTek - Corona
1548 N. Maple St.
Corona, CA 92880
Phone: (951) 710-1160
Fax: (951) 710-1167

Proctor Report

Report No: PTR:24-00062-S01

Client: Warmington Residential
3090 Pullman Street
Costa Mesa CA 92626

CC:

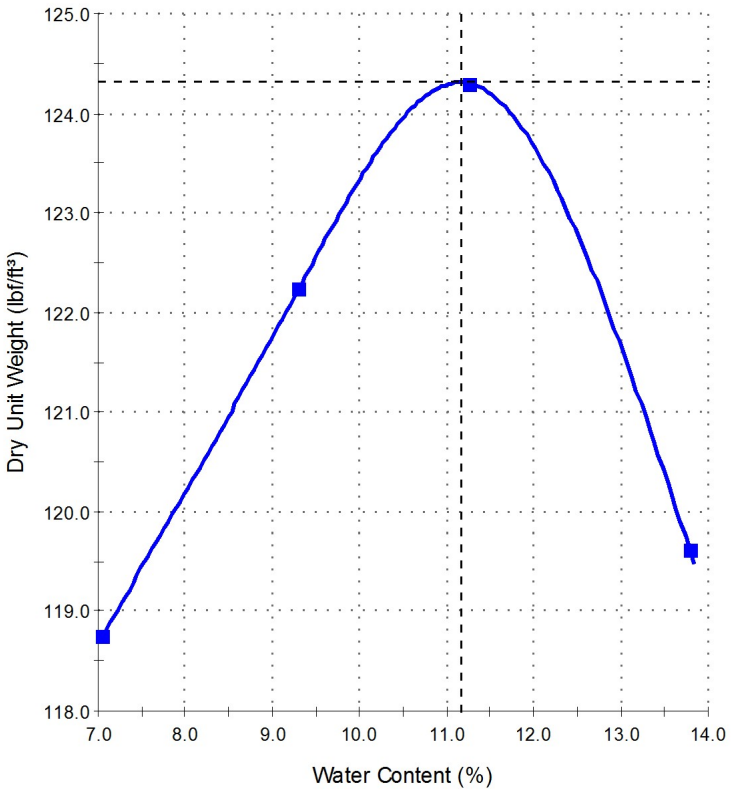
Project: 3836-CR
APNs 130-070-015 & -021; 130-080-004

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Sample ID: 24-00062-S01 **Date Sampled:** 3/26/2024
Sampled By:
Material: □i□□□□nd□ □□□
Location: B-4 @ 0-5 Feet

Dry Unit Weight - Water Content Relationship



Test Results

ASTM D 1557

Maximum Dry Unit Weight (lbf/ft³):	**124.3**
Optimum Water Content (%):	**11.2**
Method:	A
Preparation Method:	Moist
Retained Sieve No 4 (4.75mm) (%):	1
Passing Sieve No 4 (4.75mm) (%):	99
Tested By:	Mycheal Phillips
Date Tested:	3/29/2024

Comments

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EXPANSION INDEX TEST

(ASTM D4829)

Client:	Warmington Residential	***Tested/ Checked By:***	RB Lab No Corona
Project Number:	3836-CR	***Date Tested:***	3/29/2024
Project Location:	APNs 130-070-015 & -021; 130-080-004	***Sample Source:***	B-2 @ 0-5 Feet
		Sample Description:	

Ring #:_____ Ring Dia. : 4.01" Ring Ht. 1"

DENSITY DETERMINATION

Weight of compacted sample & ring (gm)	763.6
Weight of ring (gm)	369.2
Net weight of sample (gm)	**394.4**
Wet Density, lb / ft3 (C*0.3016)	**119.0**
Dry Density, lb / ft3 (D/1.F)	**108.1**

SATURATION DETERMINATION

Moisture Content, %	10.0
Specific Gravity, assumed	**2.70**
Unit Wt. of Water @ 20 °C, (pcf)	**62.4**
% Saturation	**48.4**

READINGS

DATE	TIME	READING	
3/29/2024		0.2790	Initial
3/29/2024		0.2770	10 min/Dry
3/30/2024		0.2770	Final

FINAL MOISTURE

Final Weight of wet sample & tare	% Moisture
799.0	**19.0**

EXPANSION INDEX = 0

GEOTEK

EXPANSION INDEX TEST

(ASTM D4829)

Client:	Warmington Residential	***Tested/ Checked By:***	RB Lab No Corona
Project Number:	3836-CR	***Date Tested:***	3/29/2024
Project Location:	APNs 130-070-015 & -021; 130-080-004	***Sample Source:***	B-4 @ 0-5 Feet
		Sample Description:	

Ring #:_____ Ring Dia. : 4.01" Ring Ht. 1"

DENSITY DETERMINATION

Weight of compacted sample & ring (gm)	781.2
Weight of ring (gm)	364.3
Net weight of sample (gm)	**416.9**
Wet Density, lb / ft3 (C*0.3016)	**125.7**
Dry Density, lb / ft3 (D/1.F)	**116.4**

SATURATION DETERMINATION

Moisture Content, %	8.0
Specific Gravity, assumed	**2.70**
Unit Wt. of Water @ 20 °C, (pcf)	**62.4**
% Saturation	**48.3**

READINGS

DATE	TIME	READING	
3/29/2024		0.5900	Initial
3/29/2024		0.5890	10 min/Dry
3/30/2024		0.6130	Final

FINAL MOISTURE

Final Weight of wet sample & tare	% Moisture
805.8	**13.9**

EXPANSION INDEX = 24

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Results Only Soil Testing for X

April 1, 2024

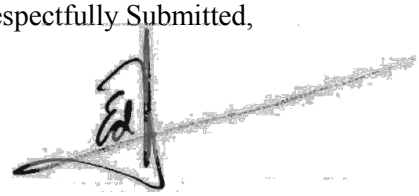
Prepared for:

Eddy Cuevas
GeoTek USA
1548 N. Maple Avenue
Corona, CA 92878
Ecuevas@geotekusa.com/jbrucelas@geotekusa.com

Project X Job#: S240329B
Client Job or PO#: 3836-CR

Prepared by:
N.Rabatin

Respectfully Submitted,





Eduardo Hernandez, M.Sc., P.E.
Sr. Corrosion Consultant
NACE Corrosion Technologist #16592
Professional Engineer
California No. M37102
ehernandez@projectxcorrosion.com

Soil Analysis Lab Results

Client: GeoTek USA
Job Name: X
Client Job Number: 3836-CR
Project X Job Number: S240329B
April 1, 2024

	Method	ASTM D4327		ASTM D4327		ASTM G187		ASTM G51	ASTM G200	SM 4500-D	ASTM D4327	ASTM D6919	ASTM D6919	ASTM D6919	ASTM D6919	ASTM D6919	ASTM D6919	ASTM D4327	ASTM D4327
Bore# / Description	**Depth**	**Sulfates** SO_4^{2-}		**Chlorides** Cl^-		**Resistivity** As Rec'd | Minimum		**pH**	**Redox**	**Sulfide** S^{2-}	**Nitrate** NO_3^-	**Ammonium** NH_4^+	**Lithium** Li^+	**Sodium** Na^+	**Potassium** K^+	**Magnesium** Mg^{2+}	**Calcium** Ca^{2+}	**Fluoride** F_2^-	**Phosphate** PO_4^{3-}
	(ft)	(mg/kg)	(wt%)	(mg/kg)	(wt%)	(Ω-cm)	(Ω-cm)		(mV)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)
B-2	0-5	124.3	0.0124	7.0	0.0007	59,630	3,819	7.2	158	1.1	45.7	14.2	ND	54.5	11.6	26.5	122.2	2.5	16.0

Cations and Anions, except Sulfide and Bicarbonate, tested with Ion Chromatography
mg/kg = milligrams per kilogram (parts per million) of dry soil weight
ND = 0 = Not Detected | NT = Not Tested | Unk = Unknown
Chemical Analysis performed on 1:3 Soil-To-Water extract
PPM = mg/kg (soil) = mg/L (Liquid)

Note: Sometimes a bad sulfate hit is a contaminated spot. Typical fertilizers are Potassium chloride, ammonium sulfate or ammonium sulfate nitrate (ASN). So this is another reason why testing full corrosion series is good because we then have the data to see if those other ingredients are present meaning the soil sample is just fertilizer-contaminated soil. This can happen often when the soil samples collected are simply surface scoops which is why it's best to dig in a foot, throw away the top and test the deeper stuff. Dairy farms are also notorious for these items.

If one lot pops up much more corrosive than all others, we would recommend collecting more samples from the lots surrounding the problem lot to determine if the peak is isolated to it.

APPENDIX C

INFILTRATION TEST DATA & PORCHET CALCULATIONS

Proposed Single-Family Residential Development
8312 Grapewin Street
Assessor's Parcel Numbers (APNs) 130-070-015 and -021; and 130-080-004
Eastvale, Riverside County, California
Project No. 3836-CR

PERCOLATION DATA SHEET

Project: 9312 Grapewin Street (APN's 130-070-015 & -021 ; 130-080-004) **Job No.:** 3836-CR

Test Hole No.: I-I **Tested By:** JS **Date:** 3/27/24

Depth of Hole As Drilled: 60" **Before Test:** 60" **After Test** 60"

Reading No.	Time	Time Interval (Min)	Total Depth of Hole (Inches)	Initial Water Level (Inches)	Final Water Level (Inches)	Δ in Water Level (Inches)	Rate (Minutes per Inch)	Comments
Trial 1	7:47 AM	25	60	36	39	3		Presoaked prior to Trials
	8:12 AM							
Trial 2	8:14 AM	25	60	35.4	39	3.6		
	8:39 AM							
1	8:40 AM	30	60	36	40.2	4.2		
	9:10 AM							
2	9:11 AM	30	60	36	40.4	4.4		
	9:41 AM							
3	9:42 AM	30	60	36	39.6	3.6		
	10:12 AM							
4	10:13 AM	30	60	36	39.7	3.7		
	10:43 AM							
5	10:44 AM	30	60	34.8	39.2	4.4		
	11:14 AM							
6	11:15 AM	30	60	36	39.4	3.4		
	11:45 AM							
7	11:46 AM	30	60	35.4	38.8	3.4		
	12:16 PM							
8	12:18 PM	30	60	36	39.6	3.6		
	12:48 PM							
9	12:50 PM	30	60	36	39.4	3.4		
	1:20 PM							
10	1:22 PM	30	60	35.8	39.2	3.4		
	1:52 PM							
11	1:54 PM	30	60	35.4	39	3.6		
	2:24 PM							
12	2:25 PM	30	60	36	39.6	3.6		
	2:55 PM							

GEOTEK

PERCOLATION DATA SHEET

Project: 9312 Grapewin Street (APN's 130-070-015 & -021 ; 130-080-004) **Job No.:** 3836-CR

Test Hole No.: I-2 **Tested By:** JS **Date:** 3/27/24

Depth of Hole As Drilled: 60" **Before Test:** 60" **After Test** 60"

Reading No.	Time	Time Interval (Min)	Total Depth of Hole (Inches)	Initial Water Level (Inches)	Final Water Level (Inches)	Δ in Water Level (Inches)	Rate (Minutes per Inch)	Comments
Trial 1	7:52 AM	25	60	34.8	39	4.2		Presoaked prior to Trials
	8:17 AM							
Trial 2	8:18 AM	25	60	36	39.6	3.6		
	8:43 AM							
1	8:44 AM	30	60	36	39.6	3.6		
	9:14 AM							
2	9:15 AM	30	60	36	40.6	4.6		
	9:45 AM							
3	9:46 AM	30	60	36	40.3	4.3		
	10:16 AM							
4	10:17 AM	30	60	36	39.5	3.5		
	10:47 AM							
5	10:48 AM	30	60	34.8	38.4	3.6		
	11:18 AM							
6	11:19 AM	30	60	35.5	39.2	3.7		
	11:49 AM							
7	11:50 AM	30	60	35.6	38.9	3.3		
	12:20 PM							
8	12:22 PM	30	60	35.6	39.4	3.8		
	12:52 PM							
9	12:54 PM	30	60	35.4	39	3.6		
	1:24 AM							
10	1:25 AM	30	60	36	39.8	3.8		
	1:55 AM							
11	1:56 AM	30	60	35.5	39.6	4.1		
	2:26 AM							
12	2:27 AM	30	60	36	39.7	3.7		
	2:57 AM							

GEOTEK

Client:	**Warmington Residential**
Project:	**8312 Grapewin St, Eastvale**
Project No:	**3836-CR**
Date:	**3/27/24**

Boring No. **I-1**

Percolation to Infiltration Rate (Porchet Method)

Time Interval, Δt =	30
Final Depth to Water, D_F =	39.6
Test Hole Radius, r =	4
Initial Depth to Water, D_O =	36
Total Test Hole Depth, D_T =	60

Equation - $I_t = \dfrac{\Delta H\,(60r)}{\Delta t\,(r+2H_{avg})}$

$H_O = D_T - D_O$ =	24
$H_F = D_T - D_F$ =	20.4
$\Delta H = \Delta D = H_O - H_F$ =	3.6
$H_{avg} = (H_O+H_F)/2$ =	22.2

I_t = 0.60 **Inches per Hour**

GEOTEK

Client:	**Warmington Residential**
Project:	**8312 Grapewin St, Eastvale**
Project No:	**3836-CR**
Date:	**3/27/24**

Boring No. **I-2**

Percolation to Infiltration Rate (Porchet Method)

Time Interval, Δt =	30
Final Depth to Water, D_F =	39.7
Test Hole Radius, r =	4
Initial Depth to Water, D_O =	36
Total Test Hole Depth, D_T =	60

Equation - $I_t = \dfrac{\Delta H\,(60r)}{\Delta t\,(r+2H_{avg})}$

$H_O = D_T - D_O$ =	24
$H_F = D_T - D_F$ =	20.3
$\Delta H = \Delta D = H_O - H_F$ =	3.7
$H_{avg} = (H_O+H_F)/2$ =	22.15

I_t = 0.61 **Inches per Hour**

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APPENDIX D

SEISMIC-SETTLEMENT ASSESSMENT

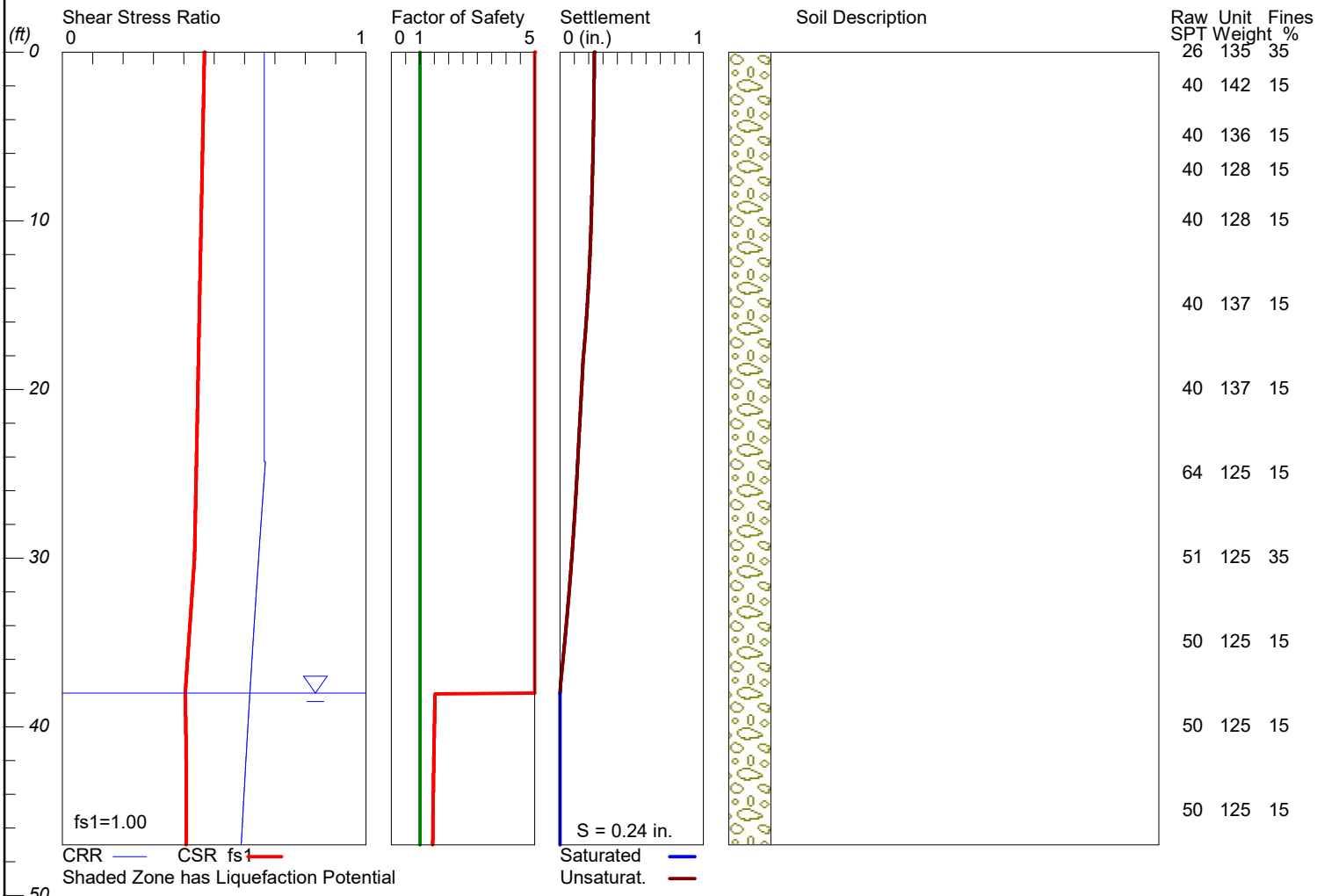
Proposed Single-Family Residential Development
8312 Grapewin Street
Assessor's Parcel Numbers (APNs) 130-070-015 and -021; and 130-080-004
Eastvale, Riverside County, California
Project No. 3836-CR

LIQUEFACTION ANALYSIS

3836-CR 8312 Grapewin Street Eastvale, CA

Hole No.=B-2 Water Depth=38 ft

Magnitude=6.71
Acceleration=0.72g



LiquefyPro CivilTech Software USA www.civiltech.com

****
LIQUEFACTION ANALYSIS SUMMARY

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****
Font: Courier New, Regular, Size 8 is recommended for this report.
Licensed to , 4/5/2024 7:14:12 AM

Input File Name: D:\Projects\3836-CR Boring B-2.liq
Title: 3836-CR 8312 Grapewin Street Eastvale, CA
Subtitle: Warmington Residential

Surface Elev.=
Hole No.=B-2
Depth of Hole= 47.00 ft
Water Table during Earthquake= 38.00 ft
Water Table during In-Situ Testing= 50.00 ft
Max. Acceleration= 0.72 g
Earthquake Magnitude= 6.71

Input Data:
Surface Elev.=
Hole No.=B-2
Depth of Hole=47.00 ft
Water Table during Earthquake= 38.00 ft
Water Table during In-Situ Testing= 50.00 ft
Max. Acceleration=0.72 g
Earthquake Magnitude=6.71
No-Liquefiable Soils: CL, OL are Non-Liq. Soil

1. SPT or BPT Calculation.
2. Settlement Analysis Method: Tokimatsu/Seed
3. Fines Correction for Liquefaction: Stark/Olson et al.*
4. Fine Correction for Settlement: During Liquefaction*
5. Settlement Calculation in: All zones*
6. Hammer Energy Ratio, Ce = 1.35
7. Borehole Diameter, Cb= 1
8. Sampling Method, Cs= 1
9. User request factor of safety (apply to CSR) , User= 1
   Plot one CSR curve (fs1=User)
10. Use Curve Smoothing: Yes*
* Recommended Options

In-Situ Test Data:
Depth SPT gamma Fines

ft		pcf	%
0.00	26.00	135.00	35.00
2.00	40.00	142.00	15.00
5.00	40.00	136.00	15.00
7.00	40.00	128.00	15.00
10.00	40.00	128.00	15.00
15.00	40.00	137.00	15.00
20.00	40.00	137.00	15.00
25.00	64.00	125.00	15.00
30.00	51.00	125.00	35.00
35.00	50.00	125.00	15.00
40.00	50.00	125.00	15.00
45.00	50.00	125.00	15.00

Output Results:

Settlement of Saturated Sands=0.00 in.
Settlement of Unsaturated Sands=0.24 in.
Total Settlement of Saturated and Unsaturated Sands=0.24 in.
Differential Settlement=0.120 to 0.158 in.

Depth ft	CRRm	CSRfs	F.S.	S_sat. in.	S_dry in.	S_all in.
0.00	0.66	0.47	5.00	0.00	0.24	0.24
0.05	0.66	0.47	5.00	0.00	0.24	0.24
0.10	0.66	0.47	5.00	0.00	0.24	0.24
0.15	0.66	0.47	5.00	0.00	0.24	0.24
0.20	0.66	0.47	5.00	0.00	0.24	0.24
0.25	0.66	0.47	5.00	0.00	0.24	0.24
0.30	0.66	0.47	5.00	0.00	0.24	0.24
0.35	0.66	0.47	5.00	0.00	0.24	0.24
0.40	0.66	0.47	5.00	0.00	0.24	0.24
0.45	0.66	0.47	5.00	0.00	0.24	0.24
0.50	0.66	0.47	5.00	0.00	0.24	0.24
0.55	0.66	0.47	5.00	0.00	0.24	0.24
0.60	0.66	0.47	5.00	0.00	0.24	0.24
0.65	0.66	0.47	5.00	0.00	0.24	0.24
0.70	0.66	0.47	5.00	0.00	0.24	0.24
0.75	0.66	0.47	5.00	0.00	0.24	0.24
0.80	0.66	0.47	5.00	0.00	0.24	0.24
0.85	0.66	0.47	5.00	0.00	0.24	0.24
0.90	0.66	0.47	5.00	0.00	0.24	0.24
0.95	0.66	0.47	5.00	0.00	0.24	0.24
1.00	0.66	0.47	5.00	0.00	0.24	0.24
1.05	0.66	0.47	5.00	0.00	0.24	0.24
1.10	0.66	0.47	5.00	0.00	0.24	0.24
1.15	0.66	0.47	5.00	0.00	0.24	0.24
1.20	0.66	0.47	5.00	0.00	0.24	0.24

1.25	0.66	0.47	5.00	0.00	0.24	0.24
1.30	0.66	0.47	5.00	0.00	0.24	0.24
1.35	0.66	0.47	5.00	0.00	0.24	0.24
1.40	0.66	0.47	5.00	0.00	0.24	0.24
1.45	0.66	0.47	5.00	0.00	0.24	0.24
1.50	0.66	0.47	5.00	0.00	0.24	0.24
1.55	0.66	0.47	5.00	0.00	0.24	0.24
1.60	0.66	0.47	5.00	0.00	0.24	0.24
1.65	0.66	0.47	5.00	0.00	0.24	0.24
1.70	0.66	0.47	5.00	0.00	0.24	0.24
1.75	0.66	0.47	5.00	0.00	0.24	0.24
1.80	0.66	0.47	5.00	0.00	0.24	0.24
1.85	0.66	0.47	5.00	0.00	0.24	0.24
1.90	0.66	0.47	5.00	0.00	0.24	0.24
1.95	0.66	0.47	5.00	0.00	0.24	0.24
2.00	0.66	0.47	5.00	0.00	0.24	0.24
2.05	0.66	0.47	5.00	0.00	0.24	0.24
2.10	0.66	0.47	5.00	0.00	0.24	0.24
2.15	0.66	0.47	5.00	0.00	0.24	0.24
2.20	0.66	0.47	5.00	0.00	0.24	0.24
2.25	0.66	0.47	5.00	0.00	0.24	0.24
2.30	0.66	0.47	5.00	0.00	0.24	0.24
2.35	0.66	0.47	5.00	0.00	0.24	0.24
2.40	0.66	0.47	5.00	0.00	0.24	0.24
2.45	0.66	0.47	5.00	0.00	0.24	0.24
2.50	0.66	0.47	5.00	0.00	0.24	0.24
2.55	0.66	0.47	5.00	0.00	0.24	0.24
2.60	0.66	0.47	5.00	0.00	0.24	0.24
2.65	0.66	0.47	5.00	0.00	0.24	0.24
2.70	0.66	0.47	5.00	0.00	0.24	0.24
2.75	0.66	0.46	5.00	0.00	0.24	0.24
2.80	0.66	0.46	5.00	0.00	0.24	0.24
2.85	0.66	0.46	5.00	0.00	0.24	0.24
2.90	0.66	0.46	5.00	0.00	0.24	0.24
2.95	0.66	0.46	5.00	0.00	0.24	0.24
3.00	0.66	0.46	5.00	0.00	0.24	0.24
3.05	0.66	0.46	5.00	0.00	0.24	0.24
3.10	0.66	0.46	5.00	0.00	0.24	0.24
3.15	0.66	0.46	5.00	0.00	0.24	0.24
3.20	0.66	0.46	5.00	0.00	0.24	0.24
3.25	0.66	0.46	5.00	0.00	0.24	0.24
3.30	0.66	0.46	5.00	0.00	0.24	0.24
3.35	0.66	0.46	5.00	0.00	0.24	0.24
3.40	0.66	0.46	5.00	0.00	0.24	0.24
3.45	0.66	0.46	5.00	0.00	0.24	0.24
3.50	0.66	0.46	5.00	0.00	0.24	0.24
3.55	0.66	0.46	5.00	0.00	0.24	0.24
3.60	0.66	0.46	5.00	0.00	0.24	0.24
3.65	0.66	0.46	5.00	0.00	0.23	0.23
3.70	0.66	0.46	5.00	0.00	0.23	0.23

3.75	0.66	0.46	5.00	0.00	0.23	0.23
3.80	0.66	0.46	5.00	0.00	0.23	0.23
3.85	0.66	0.46	5.00	0.00	0.23	0.23
3.90	0.66	0.46	5.00	0.00	0.23	0.23
3.95	0.66	0.46	5.00	0.00	0.23	0.23
4.00	0.66	0.46	5.00	0.00	0.23	0.23
4.05	0.66	0.46	5.00	0.00	0.23	0.23
4.10	0.66	0.46	5.00	0.00	0.23	0.23
4.15	0.66	0.46	5.00	0.00	0.23	0.23
4.20	0.66	0.46	5.00	0.00	0.23	0.23
4.25	0.66	0.46	5.00	0.00	0.23	0.23
4.30	0.66	0.46	5.00	0.00	0.23	0.23
4.35	0.66	0.46	5.00	0.00	0.23	0.23
4.40	0.66	0.46	5.00	0.00	0.23	0.23
4.45	0.66	0.46	5.00	0.00	0.23	0.23
4.50	0.66	0.46	5.00	0.00	0.23	0.23
4.55	0.66	0.46	5.00	0.00	0.23	0.23
4.60	0.66	0.46	5.00	0.00	0.23	0.23
4.65	0.66	0.46	5.00	0.00	0.23	0.23
4.70	0.66	0.46	5.00	0.00	0.23	0.23
4.75	0.66	0.46	5.00	0.00	0.23	0.23
4.80	0.66	0.46	5.00	0.00	0.23	0.23
4.85	0.66	0.46	5.00	0.00	0.23	0.23
4.90	0.66	0.46	5.00	0.00	0.23	0.23
4.95	0.66	0.46	5.00	0.00	0.23	0.23
5.00	0.66	0.46	5.00	0.00	0.23	0.23
5.05	0.66	0.46	5.00	0.00	0.23	0.23
5.10	0.66	0.46	5.00	0.00	0.23	0.23
5.15	0.66	0.46	5.00	0.00	0.23	0.23
5.20	0.66	0.46	5.00	0.00	0.23	0.23
5.25	0.66	0.46	5.00	0.00	0.23	0.23
5.30	0.66	0.46	5.00	0.00	0.23	0.23
5.35	0.66	0.46	5.00	0.00	0.23	0.23
5.40	0.66	0.46	5.00	0.00	0.23	0.23
5.45	0.66	0.46	5.00	0.00	0.23	0.23
5.50	0.66	0.46	5.00	0.00	0.23	0.23
5.55	0.66	0.46	5.00	0.00	0.23	0.23
5.60	0.66	0.46	5.00	0.00	0.23	0.23
5.65	0.66	0.46	5.00	0.00	0.23	0.23
5.70	0.66	0.46	5.00	0.00	0.23	0.23
5.75	0.66	0.46	5.00	0.00	0.23	0.23
5.80	0.66	0.46	5.00	0.00	0.23	0.23
5.85	0.66	0.46	5.00	0.00	0.23	0.23
5.90	0.66	0.46	5.00	0.00	0.23	0.23
5.95	0.66	0.46	5.00	0.00	0.23	0.23
6.00	0.66	0.46	5.00	0.00	0.23	0.23
6.05	0.66	0.46	5.00	0.00	0.23	0.23
6.10	0.66	0.46	5.00	0.00	0.23	0.23
6.15	0.66	0.46	5.00	0.00	0.23	0.23
6.20	0.66	0.46	5.00	0.00	0.23	0.23

6.25	0.66	0.46	5.00	0.00	0.23	0.23
6.30	0.66	0.46	5.00	0.00	0.23	0.23
6.35	0.66	0.46	5.00	0.00	0.23	0.23
6.40	0.66	0.46	5.00	0.00	0.23	0.23
6.45	0.66	0.46	5.00	0.00	0.23	0.23
6.50	0.66	0.46	5.00	0.00	0.23	0.23
6.55	0.66	0.46	5.00	0.00	0.23	0.23
6.60	0.66	0.46	5.00	0.00	0.23	0.23
6.65	0.66	0.46	5.00	0.00	0.23	0.23
6.70	0.66	0.46	5.00	0.00	0.23	0.23
6.75	0.66	0.46	5.00	0.00	0.23	0.23
6.80	0.66	0.46	5.00	0.00	0.23	0.23
6.85	0.66	0.46	5.00	0.00	0.23	0.23
6.90	0.66	0.46	5.00	0.00	0.23	0.23
6.95	0.66	0.46	5.00	0.00	0.23	0.23
7.00	0.66	0.46	5.00	0.00	0.23	0.23
7.05	0.66	0.46	5.00	0.00	0.23	0.23
7.10	0.66	0.46	5.00	0.00	0.23	0.23
7.15	0.66	0.46	5.00	0.00	0.23	0.23
7.20	0.66	0.46	5.00	0.00	0.23	0.23
7.25	0.66	0.46	5.00	0.00	0.23	0.23
7.30	0.66	0.46	5.00	0.00	0.23	0.23
7.35	0.66	0.46	5.00	0.00	0.23	0.23
7.40	0.66	0.46	5.00	0.00	0.23	0.23
7.45	0.66	0.46	5.00	0.00	0.23	0.23
7.50	0.66	0.46	5.00	0.00	0.23	0.23
7.55	0.66	0.46	5.00	0.00	0.23	0.23
7.60	0.66	0.46	5.00	0.00	0.23	0.23
7.65	0.66	0.46	5.00	0.00	0.23	0.23
7.70	0.66	0.46	5.00	0.00	0.23	0.23
7.75	0.66	0.46	5.00	0.00	0.23	0.23
7.80	0.66	0.46	5.00	0.00	0.22	0.22
7.85	0.66	0.46	5.00	0.00	0.22	0.22
7.90	0.66	0.46	5.00	0.00	0.22	0.22
7.95	0.66	0.46	5.00	0.00	0.22	0.22
8.00	0.66	0.46	5.00	0.00	0.22	0.22
8.05	0.66	0.46	5.00	0.00	0.22	0.22
8.10	0.66	0.46	5.00	0.00	0.22	0.22
8.15	0.66	0.46	5.00	0.00	0.22	0.22
8.20	0.66	0.46	5.00	0.00	0.22	0.22
8.25	0.66	0.46	5.00	0.00	0.22	0.22
8.30	0.66	0.46	5.00	0.00	0.22	0.22
8.35	0.66	0.46	5.00	0.00	0.22	0.22
8.40	0.66	0.46	5.00	0.00	0.22	0.22
8.45	0.66	0.46	5.00	0.00	0.22	0.22
8.50	0.66	0.46	5.00	0.00	0.22	0.22
8.55	0.66	0.46	5.00	0.00	0.22	0.22
8.60	0.66	0.46	5.00	0.00	0.22	0.22
8.65	0.66	0.46	5.00	0.00	0.22	0.22
8.70	0.66	0.46	5.00	0.00	0.22	0.22

8.75	0.66	0.46	5.00	0.00	0.22	0.22
8.80	0.66	0.46	5.00	0.00	0.22	0.22
8.85	0.66	0.46	5.00	0.00	0.22	0.22
8.90	0.66	0.46	5.00	0.00	0.22	0.22
8.95	0.66	0.46	5.00	0.00	0.22	0.22
9.00	0.66	0.46	5.00	0.00	0.22	0.22
9.05	0.66	0.46	5.00	0.00	0.22	0.22
9.10	0.66	0.46	5.00	0.00	0.22	0.22
9.15	0.66	0.46	5.00	0.00	0.22	0.22
9.20	0.66	0.46	5.00	0.00	0.22	0.22
9.25	0.66	0.46	5.00	0.00	0.22	0.22
9.30	0.66	0.46	5.00	0.00	0.22	0.22
9.35	0.66	0.46	5.00	0.00	0.22	0.22
9.40	0.66	0.46	5.00	0.00	0.22	0.22
9.45	0.66	0.46	5.00	0.00	0.22	0.22
9.50	0.66	0.46	5.00	0.00	0.22	0.22
9.55	0.66	0.46	5.00	0.00	0.22	0.22
9.60	0.66	0.46	5.00	0.00	0.22	0.22
9.65	0.66	0.46	5.00	0.00	0.22	0.22
9.70	0.66	0.46	5.00	0.00	0.22	0.22
9.75	0.66	0.46	5.00	0.00	0.22	0.22
9.80	0.66	0.46	5.00	0.00	0.22	0.22
9.85	0.66	0.46	5.00	0.00	0.22	0.22
9.90	0.66	0.46	5.00	0.00	0.22	0.22
9.95	0.66	0.46	5.00	0.00	0.22	0.22
10.00	0.66	0.46	5.00	0.00	0.22	0.22
10.05	0.66	0.46	5.00	0.00	0.22	0.22
10.10	0.66	0.46	5.00	0.00	0.22	0.22
10.15	0.66	0.46	5.00	0.00	0.22	0.22
10.20	0.66	0.46	5.00	0.00	0.22	0.22
10.25	0.66	0.46	5.00	0.00	0.22	0.22
10.30	0.66	0.46	5.00	0.00	0.22	0.22
10.35	0.66	0.46	5.00	0.00	0.22	0.22
10.40	0.66	0.46	5.00	0.00	0.22	0.22
10.45	0.66	0.46	5.00	0.00	0.22	0.22
10.50	0.66	0.46	5.00	0.00	0.22	0.22
10.55	0.66	0.46	5.00	0.00	0.22	0.22
10.60	0.66	0.46	5.00	0.00	0.22	0.22
10.65	0.66	0.46	5.00	0.00	0.22	0.22
10.70	0.66	0.46	5.00	0.00	0.21	0.21
10.75	0.66	0.46	5.00	0.00	0.21	0.21
10.80	0.66	0.46	5.00	0.00	0.21	0.21
10.85	0.66	0.46	5.00	0.00	0.21	0.21
10.90	0.66	0.46	5.00	0.00	0.21	0.21
10.95	0.66	0.46	5.00	0.00	0.21	0.21
11.00	0.66	0.46	5.00	0.00	0.21	0.21
11.05	0.66	0.46	5.00	0.00	0.21	0.21
11.10	0.66	0.46	5.00	0.00	0.21	0.21
11.15	0.66	0.46	5.00	0.00	0.21	0.21
11.20	0.66	0.46	5.00	0.00	0.21	0.21

11.25	0.66	0.46	5.00	0.00	0.21	0.21
11.30	0.66	0.46	5.00	0.00	0.21	0.21
11.35	0.66	0.46	5.00	0.00	0.21	0.21
11.40	0.66	0.46	5.00	0.00	0.21	0.21
11.45	0.66	0.46	5.00	0.00	0.21	0.21
11.50	0.66	0.46	5.00	0.00	0.21	0.21
11.55	0.66	0.46	5.00	0.00	0.21	0.21
11.60	0.66	0.46	5.00	0.00	0.21	0.21
11.65	0.66	0.46	5.00	0.00	0.21	0.21
11.70	0.66	0.46	5.00	0.00	0.21	0.21
11.75	0.66	0.46	5.00	0.00	0.21	0.21
11.80	0.66	0.46	5.00	0.00	0.21	0.21
11.85	0.66	0.46	5.00	0.00	0.21	0.21
11.90	0.66	0.46	5.00	0.00	0.21	0.21
11.95	0.66	0.45	5.00	0.00	0.21	0.21
12.00	0.66	0.45	5.00	0.00	0.21	0.21
12.05	0.66	0.45	5.00	0.00	0.21	0.21
12.10	0.66	0.45	5.00	0.00	0.21	0.21
12.15	0.66	0.45	5.00	0.00	0.21	0.21
12.20	0.66	0.45	5.00	0.00	0.21	0.21
12.25	0.66	0.45	5.00	0.00	0.21	0.21
12.30	0.66	0.45	5.00	0.00	0.21	0.21
12.35	0.66	0.45	5.00	0.00	0.21	0.21
12.40	0.66	0.45	5.00	0.00	0.21	0.21
12.45	0.66	0.45	5.00	0.00	0.21	0.21
12.50	0.66	0.45	5.00	0.00	0.21	0.21
12.55	0.66	0.45	5.00	0.00	0.21	0.21
12.60	0.66	0.45	5.00	0.00	0.21	0.21
12.65	0.66	0.45	5.00	0.00	0.21	0.21
12.70	0.66	0.45	5.00	0.00	0.21	0.21
12.75	0.66	0.45	5.00	0.00	0.21	0.21
12.80	0.66	0.45	5.00	0.00	0.20	0.20
12.85	0.66	0.45	5.00	0.00	0.20	0.20
12.90	0.66	0.45	5.00	0.00	0.20	0.20
12.95	0.66	0.45	5.00	0.00	0.20	0.20
13.00	0.66	0.45	5.00	0.00	0.20	0.20
13.05	0.66	0.45	5.00	0.00	0.20	0.20
13.10	0.66	0.45	5.00	0.00	0.20	0.20
13.15	0.66	0.45	5.00	0.00	0.20	0.20
13.20	0.66	0.45	5.00	0.00	0.20	0.20
13.25	0.66	0.45	5.00	0.00	0.20	0.20
13.30	0.66	0.45	5.00	0.00	0.20	0.20
13.35	0.66	0.45	5.00	0.00	0.20	0.20
13.40	0.66	0.45	5.00	0.00	0.20	0.20
13.45	0.66	0.45	5.00	0.00	0.20	0.20
13.50	0.66	0.45	5.00	0.00	0.20	0.20
13.55	0.66	0.45	5.00	0.00	0.20	0.20
13.60	0.66	0.45	5.00	0.00	0.20	0.20
13.65	0.66	0.45	5.00	0.00	0.20	0.20
13.70	0.66	0.45	5.00	0.00	0.20	0.20

13.75	0.66	0.45	5.00	0.00	0.20	0.20
13.80	0.66	0.45	5.00	0.00	0.20	0.20
13.85	0.66	0.45	5.00	0.00	0.20	0.20
13.90	0.66	0.45	5.00	0.00	0.20	0.20
13.95	0.66	0.45	5.00	0.00	0.20	0.20
14.00	0.66	0.45	5.00	0.00	0.20	0.20
14.05	0.66	0.45	5.00	0.00	0.20	0.20
14.10	0.66	0.45	5.00	0.00	0.20	0.20
14.15	0.66	0.45	5.00	0.00	0.20	0.20
14.20	0.66	0.45	5.00	0.00	0.20	0.20
14.25	0.66	0.45	5.00	0.00	0.20	0.20
14.30	0.66	0.45	5.00	0.00	0.20	0.20
14.35	0.66	0.45	5.00	0.00	0.20	0.20
14.40	0.66	0.45	5.00	0.00	0.19	0.19
14.45	0.66	0.45	5.00	0.00	0.19	0.19
14.50	0.66	0.45	5.00	0.00	0.19	0.19
14.55	0.66	0.45	5.00	0.00	0.19	0.19
14.60	0.66	0.45	5.00	0.00	0.19	0.19
14.65	0.66	0.45	5.00	0.00	0.19	0.19
14.70	0.66	0.45	5.00	0.00	0.19	0.19
14.75	0.66	0.45	5.00	0.00	0.19	0.19
14.80	0.66	0.45	5.00	0.00	0.19	0.19
14.85	0.66	0.45	5.00	0.00	0.19	0.19
14.90	0.66	0.45	5.00	0.00	0.19	0.19
14.95	0.66	0.45	5.00	0.00	0.19	0.19
15.00	0.66	0.45	5.00	0.00	0.19	0.19
15.05	0.66	0.45	5.00	0.00	0.19	0.19
15.10	0.66	0.45	5.00	0.00	0.19	0.19
15.15	0.66	0.45	5.00	0.00	0.19	0.19
15.20	0.66	0.45	5.00	0.00	0.19	0.19
15.25	0.66	0.45	5.00	0.00	0.19	0.19
15.30	0.66	0.45	5.00	0.00	0.19	0.19
15.35	0.66	0.45	5.00	0.00	0.19	0.19
15.40	0.66	0.45	5.00	0.00	0.19	0.19
15.45	0.66	0.45	5.00	0.00	0.19	0.19
15.50	0.66	0.45	5.00	0.00	0.19	0.19
15.55	0.66	0.45	5.00	0.00	0.19	0.19
15.60	0.66	0.45	5.00	0.00	0.19	0.19
15.65	0.66	0.45	5.00	0.00	0.19	0.19
15.70	0.66	0.45	5.00	0.00	0.19	0.19
15.75	0.66	0.45	5.00	0.00	0.18	0.18
15.80	0.66	0.45	5.00	0.00	0.18	0.18
15.85	0.66	0.45	5.00	0.00	0.18	0.18
15.90	0.66	0.45	5.00	0.00	0.18	0.18
15.95	0.66	0.45	5.00	0.00	0.18	0.18
16.00	0.66	0.45	5.00	0.00	0.18	0.18
16.05	0.66	0.45	5.00	0.00	0.18	0.18
16.10	0.66	0.45	5.00	0.00	0.18	0.18
16.15	0.66	0.45	5.00	0.00	0.18	0.18
16.20	0.66	0.45	5.00	0.00	0.18	0.18

16.25	0.66	0.45	5.00	0.00	0.18	0.18
16.30	0.66	0.45	5.00	0.00	0.18	0.18
16.35	0.66	0.45	5.00	0.00	0.18	0.18
16.40	0.66	0.45	5.00	0.00	0.18	0.18
16.45	0.66	0.45	5.00	0.00	0.18	0.18
16.50	0.66	0.45	5.00	0.00	0.18	0.18
16.55	0.66	0.45	5.00	0.00	0.18	0.18
16.60	0.66	0.45	5.00	0.00	0.18	0.18
16.65	0.66	0.45	5.00	0.00	0.18	0.18
16.70	0.66	0.45	5.00	0.00	0.18	0.18
16.75	0.66	0.45	5.00	0.00	0.18	0.18
16.80	0.66	0.45	5.00	0.00	0.18	0.18
16.85	0.66	0.45	5.00	0.00	0.18	0.18
16.90	0.66	0.45	5.00	0.00	0.17	0.17
16.95	0.66	0.45	5.00	0.00	0.17	0.17
17.00	0.66	0.45	5.00	0.00	0.17	0.17
17.05	0.66	0.45	5.00	0.00	0.17	0.17
17.10	0.66	0.45	5.00	0.00	0.17	0.17
17.15	0.66	0.45	5.00	0.00	0.17	0.17
17.20	0.66	0.45	5.00	0.00	0.17	0.17
17.25	0.66	0.45	5.00	0.00	0.17	0.17
17.30	0.66	0.45	5.00	0.00	0.17	0.17
17.35	0.66	0.45	5.00	0.00	0.17	0.17
17.40	0.66	0.45	5.00	0.00	0.17	0.17
17.45	0.66	0.45	5.00	0.00	0.17	0.17
17.50	0.66	0.45	5.00	0.00	0.17	0.17
17.55	0.66	0.45	5.00	0.00	0.17	0.17
17.60	0.66	0.45	5.00	0.00	0.17	0.17
17.65	0.66	0.45	5.00	0.00	0.17	0.17
17.70	0.66	0.45	5.00	0.00	0.17	0.17
17.75	0.66	0.45	5.00	0.00	0.17	0.17
17.80	0.66	0.45	5.00	0.00	0.17	0.17
17.85	0.66	0.45	5.00	0.00	0.17	0.17
17.90	0.66	0.45	5.00	0.00	0.16	0.16
17.95	0.66	0.45	5.00	0.00	0.16	0.16
18.00	0.66	0.45	5.00	0.00	0.16	0.16
18.05	0.66	0.45	5.00	0.00	0.16	0.16
18.10	0.66	0.45	5.00	0.00	0.16	0.16
18.15	0.66	0.45	5.00	0.00	0.16	0.16
18.20	0.66	0.45	5.00	0.00	0.16	0.16
18.25	0.66	0.45	5.00	0.00	0.16	0.16
18.30	0.66	0.45	5.00	0.00	0.16	0.16
18.35	0.66	0.45	5.00	0.00	0.16	0.16
18.40	0.66	0.45	5.00	0.00	0.16	0.16
18.45	0.66	0.45	5.00	0.00	0.16	0.16
18.50	0.66	0.45	5.00	0.00	0.16	0.16
18.55	0.66	0.45	5.00	0.00	0.16	0.16
18.60	0.66	0.45	5.00	0.00	0.16	0.16
18.65	0.66	0.45	5.00	0.00	0.16	0.16
18.70	0.66	0.45	5.00	0.00	0.16	0.16

18.75	0.66	0.45	5.00	0.00	0.16	0.16
18.80	0.66	0.45	5.00	0.00	0.16	0.16
18.85	0.66	0.45	5.00	0.00	0.16	0.16
18.90	0.66	0.45	5.00	0.00	0.16	0.16
18.95	0.66	0.45	5.00	0.00	0.16	0.16
19.00	0.66	0.45	5.00	0.00	0.16	0.16
19.05	0.66	0.45	5.00	0.00	0.16	0.16
19.10	0.66	0.45	5.00	0.00	0.16	0.16
19.15	0.66	0.45	5.00	0.00	0.16	0.16
19.20	0.66	0.45	5.00	0.00	0.16	0.16
19.25	0.66	0.45	5.00	0.00	0.16	0.16
19.30	0.66	0.45	5.00	0.00	0.15	0.15
19.35	0.66	0.45	5.00	0.00	0.15	0.15
19.40	0.66	0.45	5.00	0.00	0.15	0.15
19.45	0.66	0.45	5.00	0.00	0.15	0.15
19.50	0.66	0.45	5.00	0.00	0.15	0.15
19.55	0.66	0.45	5.00	0.00	0.15	0.15
19.60	0.66	0.45	5.00	0.00	0.15	0.15
19.65	0.66	0.45	5.00	0.00	0.15	0.15
19.70	0.66	0.45	5.00	0.00	0.15	0.15
19.75	0.66	0.45	5.00	0.00	0.15	0.15
19.80	0.66	0.45	5.00	0.00	0.15	0.15
19.85	0.66	0.45	5.00	0.00	0.15	0.15
19.90	0.66	0.45	5.00	0.00	0.15	0.15
19.95	0.66	0.45	5.00	0.00	0.15	0.15
20.00	0.66	0.45	5.00	0.00	0.15	0.15
20.05	0.66	0.45	5.00	0.00	0.15	0.15
20.10	0.66	0.45	5.00	0.00	0.15	0.15
20.15	0.66	0.45	5.00	0.00	0.15	0.15
20.20	0.66	0.45	5.00	0.00	0.15	0.15
20.25	0.66	0.45	5.00	0.00	0.15	0.15
20.30	0.66	0.45	5.00	0.00	0.15	0.15
20.35	0.66	0.45	5.00	0.00	0.15	0.15
20.40	0.66	0.45	5.00	0.00	0.15	0.15
20.45	0.66	0.45	5.00	0.00	0.15	0.15
20.50	0.66	0.45	5.00	0.00	0.15	0.15
20.55	0.66	0.45	5.00	0.00	0.15	0.15
20.60	0.66	0.45	5.00	0.00	0.15	0.15
20.65	0.66	0.45	5.00	0.00	0.15	0.15
20.70	0.66	0.45	5.00	0.00	0.15	0.15
20.75	0.66	0.45	5.00	0.00	0.15	0.15
20.80	0.66	0.45	5.00	0.00	0.15	0.15
20.85	0.66	0.45	5.00	0.00	0.15	0.15
20.90	0.66	0.45	5.00	0.00	0.14	0.14
20.95	0.66	0.45	5.00	0.00	0.14	0.14
21.00	0.66	0.45	5.00	0.00	0.14	0.14
21.05	0.66	0.45	5.00	0.00	0.14	0.14
21.10	0.66	0.44	5.00	0.00	0.14	0.14
21.15	0.66	0.44	5.00	0.00	0.14	0.14
21.20	0.66	0.44	5.00	0.00	0.14	0.14

21.25	0.66	0.44	5.00	0.00	0.14	0.14
21.30	0.66	0.44	5.00	0.00	0.14	0.14
21.35	0.66	0.44	5.00	0.00	0.14	0.14
21.40	0.66	0.44	5.00	0.00	0.14	0.14
21.45	0.66	0.44	5.00	0.00	0.14	0.14
21.50	0.66	0.44	5.00	0.00	0.14	0.14
21.55	0.66	0.44	5.00	0.00	0.14	0.14
21.60	0.66	0.44	5.00	0.00	0.14	0.14
21.65	0.66	0.44	5.00	0.00	0.14	0.14
21.70	0.66	0.44	5.00	0.00	0.14	0.14
21.75	0.66	0.44	5.00	0.00	0.14	0.14
21.80	0.66	0.44	5.00	0.00	0.14	0.14
21.85	0.66	0.44	5.00	0.00	0.14	0.14
21.90	0.66	0.44	5.00	0.00	0.14	0.14
21.95	0.66	0.44	5.00	0.00	0.14	0.14
22.00	0.66	0.44	5.00	0.00	0.14	0.14
22.05	0.66	0.44	5.00	0.00	0.14	0.14
22.10	0.66	0.44	5.00	0.00	0.14	0.14
22.15	0.66	0.44	5.00	0.00	0.14	0.14
22.20	0.66	0.44	5.00	0.00	0.14	0.14
22.25	0.66	0.44	5.00	0.00	0.14	0.14
22.30	0.66	0.44	5.00	0.00	0.14	0.14
22.35	0.66	0.44	5.00	0.00	0.14	0.14
22.40	0.66	0.44	5.00	0.00	0.14	0.14
22.45	0.66	0.44	5.00	0.00	0.13	0.13
22.50	0.66	0.44	5.00	0.00	0.13	0.13
22.55	0.66	0.44	5.00	0.00	0.13	0.13
22.60	0.66	0.44	5.00	0.00	0.13	0.13
22.65	0.66	0.44	5.00	0.00	0.13	0.13
22.70	0.66	0.44	5.00	0.00	0.13	0.13
22.75	0.66	0.44	5.00	0.00	0.13	0.13
22.80	0.66	0.44	5.00	0.00	0.13	0.13
22.85	0.66	0.44	5.00	0.00	0.13	0.13
22.90	0.66	0.44	5.00	0.00	0.13	0.13
22.95	0.66	0.44	5.00	0.00	0.13	0.13
23.00	0.66	0.44	5.00	0.00	0.13	0.13
23.05	0.66	0.44	5.00	0.00	0.13	0.13
23.10	0.66	0.44	5.00	0.00	0.13	0.13
23.15	0.66	0.44	5.00	0.00	0.13	0.13
23.20	0.66	0.44	5.00	0.00	0.13	0.13
23.25	0.66	0.44	5.00	0.00	0.13	0.13
23.30	0.66	0.44	5.00	0.00	0.13	0.13
23.35	0.66	0.44	5.00	0.00	0.13	0.13
23.40	0.66	0.44	5.00	0.00	0.13	0.13
23.45	0.66	0.44	5.00	0.00	0.13	0.13
23.50	0.66	0.44	5.00	0.00	0.13	0.13
23.55	0.66	0.44	5.00	0.00	0.13	0.13
23.60	0.66	0.44	5.00	0.00	0.13	0.13
23.65	0.66	0.44	5.00	0.00	0.13	0.13
23.70	0.66	0.44	5.00	0.00	0.13	0.13

23.75	0.66	0.44	5.00	0.00	0.13	0.13
23.80	0.66	0.44	5.00	0.00	0.13	0.13
23.85	0.66	0.44	5.00	0.00	0.13	0.13
23.90	0.66	0.44	5.00	0.00	0.13	0.13
23.95	0.66	0.44	5.00	0.00	0.13	0.13
24.00	0.66	0.44	5.00	0.00	0.13	0.13
24.05	0.66	0.44	5.00	0.00	0.12	0.12
24.10	0.66	0.44	5.00	0.00	0.12	0.12
24.15	0.66	0.44	5.00	0.00	0.12	0.12
24.20	0.66	0.44	5.00	0.00	0.12	0.12
24.25	0.66	0.44	5.00	0.00	0.12	0.12
24.30	0.67	0.44	5.00	0.00	0.12	0.12
24.35	0.67	0.44	5.00	0.00	0.12	0.12
24.40	0.67	0.44	5.00	0.00	0.12	0.12
24.45	0.67	0.44	5.00	0.00	0.12	0.12
24.50	0.67	0.44	5.00	0.00	0.12	0.12
24.55	0.67	0.44	5.00	0.00	0.12	0.12
24.60	0.67	0.44	5.00	0.00	0.12	0.12
24.65	0.67	0.44	5.00	0.00	0.12	0.12
24.70	0.67	0.44	5.00	0.00	0.12	0.12
24.75	0.67	0.44	5.00	0.00	0.12	0.12
24.80	0.67	0.44	5.00	0.00	0.12	0.12
24.85	0.67	0.44	5.00	0.00	0.12	0.12
24.90	0.67	0.44	5.00	0.00	0.12	0.12
24.95	0.67	0.44	5.00	0.00	0.12	0.12
25.00	0.67	0.44	5.00	0.00	0.12	0.12
25.05	0.67	0.44	5.00	0.00	0.12	0.12
25.10	0.67	0.44	5.00	0.00	0.12	0.12
25.15	0.67	0.44	5.00	0.00	0.12	0.12
25.20	0.67	0.44	5.00	0.00	0.12	0.12
25.25	0.66	0.44	5.00	0.00	0.12	0.12
25.30	0.66	0.44	5.00	0.00	0.12	0.12
25.35	0.66	0.44	5.00	0.00	0.12	0.12
25.40	0.66	0.44	5.00	0.00	0.12	0.12
25.45	0.66	0.44	5.00	0.00	0.12	0.12
25.50	0.66	0.44	5.00	0.00	0.12	0.12
25.55	0.66	0.44	5.00	0.00	0.12	0.12
25.60	0.66	0.44	5.00	0.00	0.12	0.12
25.65	0.66	0.44	5.00	0.00	0.11	0.11
25.70	0.66	0.44	5.00	0.00	0.11	0.11
25.75	0.66	0.44	5.00	0.00	0.11	0.11
25.80	0.66	0.44	5.00	0.00	0.11	0.11
25.85	0.66	0.44	5.00	0.00	0.11	0.11
25.90	0.66	0.44	5.00	0.00	0.11	0.11
25.95	0.66	0.44	5.00	0.00	0.11	0.11
26.00	0.66	0.44	5.00	0.00	0.11	0.11
26.05	0.66	0.44	5.00	0.00	0.11	0.11
26.10	0.66	0.44	5.00	0.00	0.11	0.11
26.15	0.66	0.44	5.00	0.00	0.11	0.11
26.20	0.66	0.44	5.00	0.00	0.11	0.11

26.25	0.66	0.44	5.00	0.00	0.11	0.11
26.30	0.66	0.44	5.00	0.00	0.11	0.11
26.35	0.66	0.44	5.00	0.00	0.11	0.11
26.40	0.66	0.44	5.00	0.00	0.11	0.11
26.45	0.66	0.44	5.00	0.00	0.11	0.11
26.50	0.66	0.44	5.00	0.00	0.11	0.11
26.55	0.66	0.44	5.00	0.00	0.11	0.11
26.60	0.66	0.44	5.00	0.00	0.11	0.11
26.65	0.66	0.44	5.00	0.00	0.11	0.11
26.70	0.66	0.44	5.00	0.00	0.11	0.11
26.75	0.66	0.44	5.00	0.00	0.11	0.11
26.80	0.66	0.44	5.00	0.00	0.11	0.11
26.85	0.66	0.44	5.00	0.00	0.11	0.11
26.90	0.66	0.44	5.00	0.00	0.11	0.11
26.95	0.66	0.44	5.00	0.00	0.11	0.11
27.00	0.66	0.44	5.00	0.00	0.11	0.11
27.05	0.66	0.44	5.00	0.00	0.11	0.11
27.10	0.66	0.44	5.00	0.00	0.10	0.10
27.15	0.66	0.44	5.00	0.00	0.10	0.10
27.20	0.66	0.44	5.00	0.00	0.10	0.10
27.25	0.66	0.44	5.00	0.00	0.10	0.10
27.30	0.66	0.44	5.00	0.00	0.10	0.10
27.35	0.66	0.44	5.00	0.00	0.10	0.10
27.40	0.66	0.44	5.00	0.00	0.10	0.10
27.45	0.66	0.44	5.00	0.00	0.10	0.10
27.50	0.66	0.44	5.00	0.00	0.10	0.10
27.55	0.66	0.44	5.00	0.00	0.10	0.10
27.60	0.66	0.44	5.00	0.00	0.10	0.10
27.65	0.66	0.44	5.00	0.00	0.10	0.10
27.70	0.66	0.44	5.00	0.00	0.10	0.10
27.75	0.65	0.44	5.00	0.00	0.10	0.10
27.80	0.65	0.44	5.00	0.00	0.10	0.10
27.85	0.65	0.44	5.00	0.00	0.10	0.10
27.90	0.65	0.44	5.00	0.00	0.10	0.10
27.95	0.65	0.44	5.00	0.00	0.10	0.10
28.00	0.65	0.44	5.00	0.00	0.10	0.10
28.05	0.65	0.44	5.00	0.00	0.10	0.10
28.10	0.65	0.44	5.00	0.00	0.10	0.10
28.15	0.65	0.44	5.00	0.00	0.10	0.10
28.20	0.65	0.44	5.00	0.00	0.10	0.10
28.25	0.65	0.44	5.00	0.00	0.10	0.10
28.30	0.65	0.44	5.00	0.00	0.10	0.10
28.35	0.65	0.44	5.00	0.00	0.10	0.10
28.40	0.65	0.44	5.00	0.00	0.10	0.10
28.45	0.65	0.44	5.00	0.00	0.09	0.09
28.50	0.65	0.44	5.00	0.00	0.09	0.09
28.55	0.65	0.44	5.00	0.00	0.09	0.09
28.60	0.65	0.44	5.00	0.00	0.09	0.09
28.65	0.65	0.44	5.00	0.00	0.09	0.09
28.70	0.65	0.44	5.00	0.00	0.09	0.09

28.75	0.65	0.44	5.00	0.00	0.09	0.09
28.80	0.65	0.44	5.00	0.00	0.09	0.09
28.85	0.65	0.44	5.00	0.00	0.09	0.09
28.90	0.65	0.44	5.00	0.00	0.09	0.09
28.95	0.65	0.44	5.00	0.00	0.09	0.09
29.00	0.65	0.44	5.00	0.00	0.09	0.09
29.05	0.65	0.44	5.00	0.00	0.09	0.09
29.10	0.65	0.44	5.00	0.00	0.09	0.09
29.15	0.65	0.44	5.00	0.00	0.09	0.09
29.20	0.65	0.44	5.00	0.00	0.09	0.09
29.25	0.65	0.44	5.00	0.00	0.09	0.09
29.30	0.65	0.44	5.00	0.00	0.09	0.09
29.35	0.65	0.44	5.00	0.00	0.09	0.09
29.40	0.65	0.44	5.00	0.00	0.09	0.09
29.45	0.65	0.44	5.00	0.00	0.09	0.09
29.50	0.65	0.44	5.00	0.00	0.09	0.09
29.55	0.65	0.44	5.00	0.00	0.09	0.09
29.60	0.65	0.44	5.00	0.00	0.09	0.09
29.65	0.65	0.44	5.00	0.00	0.09	0.09
29.70	0.65	0.44	5.00	0.00	0.08	0.08
29.75	0.65	0.44	5.00	0.00	0.08	0.08
29.80	0.65	0.44	5.00	0.00	0.08	0.08
29.85	0.65	0.44	5.00	0.00	0.08	0.08
29.90	0.65	0.44	5.00	0.00	0.08	0.08
29.95	0.65	0.44	5.00	0.00	0.08	0.08
30.00	0.65	0.44	5.00	0.00	0.08	0.08
30.05	0.65	0.43	5.00	0.00	0.08	0.08
30.10	0.65	0.43	5.00	0.00	0.08	0.08
30.15	0.65	0.43	5.00	0.00	0.08	0.08
30.20	0.65	0.43	5.00	0.00	0.08	0.08
30.25	0.65	0.43	5.00	0.00	0.08	0.08
30.30	0.65	0.43	5.00	0.00	0.08	0.08
30.35	0.64	0.43	5.00	0.00	0.08	0.08
30.40	0.64	0.43	5.00	0.00	0.08	0.08
30.45	0.64	0.43	5.00	0.00	0.08	0.08
30.50	0.64	0.43	5.00	0.00	0.08	0.08
30.55	0.64	0.43	5.00	0.00	0.08	0.08
30.60	0.64	0.43	5.00	0.00	0.08	0.08
30.65	0.64	0.43	5.00	0.00	0.08	0.08
30.70	0.64	0.43	5.00	0.00	0.08	0.08
30.75	0.64	0.43	5.00	0.00	0.08	0.08
30.80	0.64	0.43	5.00	0.00	0.07	0.07
30.85	0.64	0.43	5.00	0.00	0.07	0.07
30.90	0.64	0.43	5.00	0.00	0.07	0.07
30.95	0.64	0.43	5.00	0.00	0.07	0.07
31.00	0.64	0.43	5.00	0.00	0.07	0.07
31.05	0.64	0.43	5.00	0.00	0.07	0.07
31.10	0.64	0.43	5.00	0.00	0.07	0.07
31.15	0.64	0.43	5.00	0.00	0.07	0.07
31.20	0.64	0.43	5.00	0.00	0.07	0.07

31.25	0.64	0.43	5.00	0.00	0.07	0.07
31.30	0.64	0.43	5.00	0.00	0.07	0.07
31.35	0.64	0.43	5.00	0.00	0.07	0.07
31.40	0.64	0.43	5.00	0.00	0.07	0.07
31.45	0.64	0.43	5.00	0.00	0.07	0.07
31.50	0.64	0.43	5.00	0.00	0.07	0.07
31.55	0.64	0.43	5.00	0.00	0.07	0.07
31.60	0.64	0.43	5.00	0.00	0.07	0.07
31.65	0.64	0.43	5.00	0.00	0.07	0.07
31.70	0.64	0.43	5.00	0.00	0.07	0.07
31.75	0.64	0.43	5.00	0.00	0.07	0.07
31.80	0.64	0.43	5.00	0.00	0.07	0.07
31.85	0.64	0.43	5.00	0.00	0.07	0.07
31.90	0.64	0.43	5.00	0.00	0.06	0.06
31.95	0.64	0.43	5.00	0.00	0.06	0.06
32.00	0.64	0.43	5.00	0.00	0.06	0.06
32.05	0.64	0.43	5.00	0.00	0.06	0.06
32.10	0.64	0.43	5.00	0.00	0.06	0.06
32.15	0.64	0.43	5.00	0.00	0.06	0.06
32.20	0.64	0.43	5.00	0.00	0.06	0.06
32.25	0.64	0.43	5.00	0.00	0.06	0.06
32.30	0.64	0.43	5.00	0.00	0.06	0.06
32.35	0.64	0.43	5.00	0.00	0.06	0.06
32.40	0.64	0.43	5.00	0.00	0.06	0.06
32.45	0.64	0.43	5.00	0.00	0.06	0.06
32.50	0.64	0.43	5.00	0.00	0.06	0.06
32.55	0.64	0.43	5.00	0.00	0.06	0.06
32.60	0.64	0.43	5.00	0.00	0.06	0.06
32.65	0.64	0.43	5.00	0.00	0.06	0.06
32.70	0.64	0.42	5.00	0.00	0.06	0.06
32.75	0.64	0.42	5.00	0.00	0.06	0.06
32.80	0.64	0.42	5.00	0.00	0.06	0.06
32.85	0.64	0.42	5.00	0.00	0.06	0.06
32.90	0.64	0.42	5.00	0.00	0.05	0.05
32.95	0.64	0.42	5.00	0.00	0.05	0.05
33.00	0.64	0.42	5.00	0.00	0.05	0.05
33.05	0.63	0.42	5.00	0.00	0.05	0.05
33.10	0.63	0.42	5.00	0.00	0.05	0.05
33.15	0.63	0.42	5.00	0.00	0.05	0.05
33.20	0.63	0.42	5.00	0.00	0.05	0.05
33.25	0.63	0.42	5.00	0.00	0.05	0.05
33.30	0.63	0.42	5.00	0.00	0.05	0.05
33.35	0.63	0.42	5.00	0.00	0.05	0.05
33.40	0.63	0.42	5.00	0.00	0.05	0.05
33.45	0.63	0.42	5.00	0.00	0.05	0.05
33.50	0.63	0.42	5.00	0.00	0.05	0.05
33.55	0.63	0.42	5.00	0.00	0.05	0.05
33.60	0.63	0.42	5.00	0.00	0.05	0.05
33.65	0.63	0.42	5.00	0.00	0.05	0.05
33.70	0.63	0.42	5.00	0.00	0.05	0.05

33.75	0.63	0.42	5.00	0.00	0.05	0.05
33.80	0.63	0.42	5.00	0.00	0.05	0.05
33.85	0.63	0.42	5.00	0.00	0.05	0.05
33.90	0.63	0.42	5.00	0.00	0.04	0.04
33.95	0.63	0.42	5.00	0.00	0.04	0.04
34.00	0.63	0.42	5.00	0.00	0.04	0.04
34.05	0.63	0.42	5.00	0.00	0.04	0.04
34.10	0.63	0.42	5.00	0.00	0.04	0.04
34.15	0.63	0.42	5.00	0.00	0.04	0.04
34.20	0.63	0.42	5.00	0.00	0.04	0.04
34.25	0.63	0.42	5.00	0.00	0.04	0.04
34.30	0.63	0.42	5.00	0.00	0.04	0.04
34.35	0.63	0.42	5.00	0.00	0.04	0.04
34.40	0.63	0.42	5.00	0.00	0.04	0.04
34.45	0.63	0.42	5.00	0.00	0.04	0.04
34.50	0.63	0.42	5.00	0.00	0.04	0.04
34.55	0.63	0.42	5.00	0.00	0.04	0.04
34.60	0.63	0.42	5.00	0.00	0.04	0.04
34.65	0.63	0.42	5.00	0.00	0.04	0.04
34.70	0.63	0.42	5.00	0.00	0.04	0.04
34.75	0.63	0.42	5.00	0.00	0.04	0.04
34.80	0.63	0.42	5.00	0.00	0.03	0.03
34.85	0.63	0.42	5.00	0.00	0.03	0.03
34.90	0.63	0.42	5.00	0.00	0.03	0.03
34.95	0.63	0.42	5.00	0.00	0.03	0.03
35.00	0.63	0.42	5.00	0.00	0.03	0.03
35.05	0.63	0.42	5.00	0.00	0.03	0.03
35.10	0.63	0.42	5.00	0.00	0.03	0.03
35.15	0.63	0.42	5.00	0.00	0.03	0.03
35.20	0.63	0.42	5.00	0.00	0.03	0.03
35.25	0.63	0.42	5.00	0.00	0.03	0.03
35.30	0.63	0.41	5.00	0.00	0.03	0.03
35.35	0.63	0.41	5.00	0.00	0.03	0.03
35.40	0.63	0.41	5.00	0.00	0.03	0.03
35.45	0.63	0.41	5.00	0.00	0.03	0.03
35.50	0.63	0.41	5.00	0.00	0.03	0.03
35.55	0.63	0.41	5.00	0.00	0.03	0.03
35.60	0.63	0.41	5.00	0.00	0.03	0.03
35.65	0.63	0.41	5.00	0.00	0.03	0.03
35.70	0.63	0.41	5.00	0.00	0.02	0.02
35.75	0.63	0.41	5.00	0.00	0.02	0.02
35.80	0.63	0.41	5.00	0.00	0.02	0.02
35.85	0.62	0.41	5.00	0.00	0.02	0.02
35.90	0.62	0.41	5.00	0.00	0.02	0.02
35.95	0.62	0.41	5.00	0.00	0.02	0.02
36.00	0.62	0.41	5.00	0.00	0.02	0.02
36.05	0.62	0.41	5.00	0.00	0.02	0.02
36.10	0.62	0.41	5.00	0.00	0.02	0.02
36.15	0.62	0.41	5.00	0.00	0.02	0.02
36.20	0.62	0.41	5.00	0.00	0.02	0.02

36.25	0.62	0.41	5.00	0.00	0.02	0.02
36.30	0.62	0.41	5.00	0.00	0.02	0.02
36.35	0.62	0.41	5.00	0.00	0.02	0.02
36.40	0.62	0.41	5.00	0.00	0.02	0.02
36.45	0.62	0.41	5.00	0.00	0.02	0.02
36.50	0.62	0.41	5.00	0.00	0.02	0.02
36.55	0.62	0.41	5.00	0.00	0.01	0.01
36.60	0.62	0.41	5.00	0.00	0.01	0.01
36.65	0.62	0.41	5.00	0.00	0.01	0.01
36.70	0.62	0.41	5.00	0.00	0.01	0.01
36.75	0.62	0.41	5.00	0.00	0.01	0.01
36.80	0.62	0.41	5.00	0.00	0.01	0.01
36.85	0.62	0.41	5.00	0.00	0.01	0.01
36.90	0.62	0.41	5.00	0.00	0.01	0.01
36.95	0.62	0.41	5.00	0.00	0.01	0.01
37.00	0.62	0.41	5.00	0.00	0.01	0.01
37.05	0.62	0.41	5.00	0.00	0.01	0.01
37.10	0.62	0.41	5.00	0.00	0.01	0.01
37.15	0.62	0.41	5.00	0.00	0.01	0.01
37.20	0.62	0.41	5.00	0.00	0.01	0.01
37.25	0.62	0.41	5.00	0.00	0.01	0.01
37.30	0.62	0.41	5.00	0.00	0.01	0.01
37.35	0.62	0.41	5.00	0.00	0.01	0.01
37.40	0.62	0.41	5.00	0.00	0.00	0.00
37.45	0.62	0.41	5.00	0.00	0.00	0.00
37.50	0.62	0.41	5.00	0.00	0.00	0.00
37.55	0.62	0.41	5.00	0.00	0.00	0.00
37.60	0.62	0.41	5.00	0.00	0.00	0.00
37.65	0.62	0.41	5.00	0.00	0.00	0.00
37.70	0.62	0.41	5.00	0.00	0.00	0.00
37.75	0.62	0.41	5.00	0.00	0.00	0.00
37.80	0.62	0.41	5.00	0.00	0.00	0.00
37.85	0.62	0.41	5.00	0.00	0.00	0.00
37.90	0.62	0.41	5.00	0.00	0.00	0.00
37.95	0.62	0.40	5.00	0.00	0.00	0.00
38.00	0.62	0.40	5.00	0.00	0.00	0.00
38.05	0.62	0.40	1.53	0.00	0.00	0.00
38.10	0.62	0.40	1.53	0.00	0.00	0.00
38.15	0.62	0.40	1.53	0.00	0.00	0.00
38.20	0.62	0.40	1.52	0.00	0.00	0.00
38.25	0.62	0.40	1.52	0.00	0.00	0.00
38.30	0.62	0.40	1.52	0.00	0.00	0.00
38.35	0.62	0.40	1.52	0.00	0.00	0.00
38.40	0.62	0.40	1.52	0.00	0.00	0.00
38.45	0.62	0.41	1.52	0.00	0.00	0.00
38.50	0.62	0.41	1.52	0.00	0.00	0.00
38.55	0.62	0.41	1.52	0.00	0.00	0.00
38.60	0.62	0.41	1.52	0.00	0.00	0.00
38.65	0.62	0.41	1.52	0.00	0.00	0.00
38.70	0.62	0.41	1.52	0.00	0.00	0.00

38.75	0.62	0.41	1.52	0.00	0.00	0.00
38.80	0.61	0.41	1.52	0.00	0.00	0.00
38.85	0.61	0.41	1.52	0.00	0.00	0.00
38.90	0.61	0.41	1.52	0.00	0.00	0.00
38.95	0.61	0.41	1.51	0.00	0.00	0.00
39.00	0.61	0.41	1.51	0.00	0.00	0.00
39.05	0.61	0.41	1.51	0.00	0.00	0.00
39.10	0.61	0.41	1.51	0.00	0.00	0.00
39.15	0.61	0.41	1.51	0.00	0.00	0.00
39.20	0.61	0.41	1.51	0.00	0.00	0.00
39.25	0.61	0.41	1.51	0.00	0.00	0.00
39.30	0.61	0.41	1.51	0.00	0.00	0.00
39.35	0.61	0.41	1.51	0.00	0.00	0.00
39.40	0.61	0.41	1.51	0.00	0.00	0.00
39.45	0.61	0.41	1.51	0.00	0.00	0.00
39.50	0.61	0.41	1.51	0.00	0.00	0.00
39.55	0.61	0.41	1.51	0.00	0.00	0.00
39.60	0.61	0.41	1.51	0.00	0.00	0.00
39.65	0.61	0.41	1.51	0.00	0.00	0.00
39.70	0.61	0.41	1.51	0.00	0.00	0.00
39.75	0.61	0.41	1.51	0.00	0.00	0.00
39.80	0.61	0.41	1.50	0.00	0.00	0.00
39.85	0.61	0.41	1.50	0.00	0.00	0.00
39.90	0.61	0.41	1.50	0.00	0.00	0.00
39.95	0.61	0.41	1.50	0.00	0.00	0.00
40.00	0.61	0.41	1.50	0.00	0.00	0.00
40.05	0.61	0.41	1.50	0.00	0.00	0.00
40.10	0.61	0.41	1.50	0.00	0.00	0.00
40.15	0.61	0.41	1.50	0.00	0.00	0.00
40.20	0.61	0.41	1.50	0.00	0.00	0.00
40.25	0.61	0.41	1.50	0.00	0.00	0.00
40.30	0.61	0.41	1.50	0.00	0.00	0.00
40.35	0.61	0.41	1.50	0.00	0.00	0.00
40.40	0.61	0.41	1.50	0.00	0.00	0.00
40.45	0.61	0.41	1.50	0.00	0.00	0.00
40.50	0.61	0.41	1.50	0.00	0.00	0.00
40.55	0.61	0.41	1.50	0.00	0.00	0.00
40.60	0.61	0.41	1.50	0.00	0.00	0.00
40.65	0.61	0.41	1.50	0.00	0.00	0.00
40.70	0.61	0.41	1.50	0.00	0.00	0.00
40.75	0.61	0.41	1.49	0.00	0.00	0.00
40.80	0.61	0.41	1.49	0.00	0.00	0.00
40.85	0.61	0.41	1.49	0.00	0.00	0.00
40.90	0.61	0.41	1.49	0.00	0.00	0.00
40.95	0.61	0.41	1.49	0.00	0.00	0.00
41.00	0.61	0.41	1.49	0.00	0.00	0.00
41.05	0.61	0.41	1.49	0.00	0.00	0.00
41.10	0.61	0.41	1.49	0.00	0.00	0.00
41.15	0.61	0.41	1.49	0.00	0.00	0.00
41.20	0.61	0.41	1.49	0.00	0.00	0.00

41.25	0.61	0.41	1.49	0.00	0.00	0.00
41.30	0.61	0.41	1.49	0.00	0.00	0.00
41.35	0.61	0.41	1.49	0.00	0.00	0.00
41.40	0.61	0.41	1.49	0.00	0.00	0.00
41.45	0.61	0.41	1.49	0.00	0.00	0.00
41.50	0.61	0.41	1.49	0.00	0.00	0.00
41.55	0.61	0.41	1.49	0.00	0.00	0.00
41.60	0.61	0.41	1.49	0.00	0.00	0.00
41.65	0.61	0.41	1.49	0.00	0.00	0.00
41.70	0.61	0.41	1.48	0.00	0.00	0.00
41.75	0.61	0.41	1.48	0.00	0.00	0.00
41.80	0.61	0.41	1.48	0.00	0.00	0.00
41.85	0.60	0.41	1.48	0.00	0.00	0.00
41.90	0.60	0.41	1.48	0.00	0.00	0.00
41.95	0.60	0.41	1.48	0.00	0.00	0.00
42.00	0.60	0.41	1.48	0.00	0.00	0.00
42.05	0.60	0.41	1.48	0.00	0.00	0.00
42.10	0.60	0.41	1.48	0.00	0.00	0.00
42.15	0.60	0.41	1.48	0.00	0.00	0.00
42.20	0.60	0.41	1.48	0.00	0.00	0.00
42.25	0.60	0.41	1.48	0.00	0.00	0.00
42.30	0.60	0.41	1.48	0.00	0.00	0.00
42.35	0.60	0.41	1.48	0.00	0.00	0.00
42.40	0.60	0.41	1.48	0.00	0.00	0.00
42.45	0.60	0.41	1.48	0.00	0.00	0.00
42.50	0.60	0.41	1.48	0.00	0.00	0.00
42.55	0.60	0.41	1.48	0.00	0.00	0.00
42.60	0.60	0.41	1.48	0.00	0.00	0.00
42.65	0.60	0.41	1.48	0.00	0.00	0.00
42.70	0.60	0.41	1.48	0.00	0.00	0.00
42.75	0.60	0.41	1.48	0.00	0.00	0.00
42.80	0.60	0.41	1.47	0.00	0.00	0.00
42.85	0.60	0.41	1.47	0.00	0.00	0.00
42.90	0.60	0.41	1.47	0.00	0.00	0.00
42.95	0.60	0.41	1.47	0.00	0.00	0.00
43.00	0.60	0.41	1.47	0.00	0.00	0.00
43.05	0.60	0.41	1.47	0.00	0.00	0.00
43.10	0.60	0.41	1.47	0.00	0.00	0.00
43.15	0.60	0.41	1.47	0.00	0.00	0.00
43.20	0.60	0.41	1.47	0.00	0.00	0.00
43.25	0.60	0.41	1.47	0.00	0.00	0.00
43.30	0.60	0.41	1.47	0.00	0.00	0.00
43.35	0.60	0.41	1.47	0.00	0.00	0.00
43.40	0.60	0.41	1.47	0.00	0.00	0.00
43.45	0.60	0.41	1.47	0.00	0.00	0.00
43.50	0.60	0.41	1.47	0.00	0.00	0.00
43.55	0.60	0.41	1.47	0.00	0.00	0.00
43.60	0.60	0.41	1.47	0.00	0.00	0.00
43.65	0.60	0.41	1.47	0.00	0.00	0.00
43.70	0.60	0.41	1.47	0.00	0.00	0.00

43.75	0.60	0.41	1.47	0.00	0.00	0.00
43.80	0.60	0.41	1.47	0.00	0.00	0.00
43.85	0.60	0.41	1.47	0.00	0.00	0.00
43.90	0.60	0.41	1.47	0.00	0.00	0.00
43.95	0.60	0.41	1.47	0.00	0.00	0.00
44.00	0.60	0.41	1.46	0.00	0.00	0.00
44.05	0.60	0.41	1.46	0.00	0.00	0.00
44.10	0.60	0.41	1.46	0.00	0.00	0.00
44.15	0.60	0.41	1.46	0.00	0.00	0.00
44.20	0.60	0.41	1.46	0.00	0.00	0.00
44.25	0.60	0.41	1.46	0.00	0.00	0.00
44.30	0.60	0.41	1.46	0.00	0.00	0.00
44.35	0.60	0.41	1.46	0.00	0.00	0.00
44.40	0.60	0.41	1.46	0.00	0.00	0.00
44.45	0.60	0.41	1.46	0.00	0.00	0.00
44.50	0.60	0.41	1.46	0.00	0.00	0.00
44.55	0.60	0.41	1.46	0.00	0.00	0.00
44.60	0.60	0.41	1.46	0.00	0.00	0.00
44.65	0.60	0.41	1.46	0.00	0.00	0.00
44.70	0.60	0.41	1.46	0.00	0.00	0.00
44.75	0.60	0.41	1.46	0.00	0.00	0.00
44.80	0.60	0.41	1.46	0.00	0.00	0.00
44.85	0.60	0.41	1.46	0.00	0.00	0.00
44.90	0.60	0.41	1.46	0.00	0.00	0.00
44.95	0.60	0.41	1.46	0.00	0.00	0.00
45.00	0.60	0.41	1.46	0.00	0.00	0.00
45.05	0.59	0.41	1.46	0.00	0.00	0.00
45.10	0.59	0.41	1.46	0.00	0.00	0.00
45.15	0.59	0.41	1.46	0.00	0.00	0.00
45.20	0.59	0.41	1.46	0.00	0.00	0.00
45.25	0.59	0.41	1.46	0.00	0.00	0.00
45.30	0.59	0.41	1.46	0.00	0.00	0.00
45.35	0.59	0.41	1.45	0.00	0.00	0.00
45.40	0.59	0.41	1.45	0.00	0.00	0.00
45.45	0.59	0.41	1.45	0.00	0.00	0.00
45.50	0.59	0.41	1.45	0.00	0.00	0.00
45.55	0.59	0.41	1.45	0.00	0.00	0.00
45.60	0.59	0.41	1.45	0.00	0.00	0.00
45.65	0.59	0.41	1.45	0.00	0.00	0.00
45.70	0.59	0.41	1.45	0.00	0.00	0.00
45.75	0.59	0.41	1.45	0.00	0.00	0.00
45.80	0.59	0.41	1.45	0.00	0.00	0.00
45.85	0.59	0.41	1.45	0.00	0.00	0.00
45.90	0.59	0.41	1.45	0.00	0.00	0.00
45.95	0.59	0.41	1.45	0.00	0.00	0.00
46.00	0.59	0.41	1.45	0.00	0.00	0.00
46.05	0.59	0.41	1.45	0.00	0.00	0.00
46.10	0.59	0.41	1.45	0.00	0.00	0.00
46.15	0.59	0.41	1.45	0.00	0.00	0.00
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46.25	0.59	0.41	1.45	0.00	0.00	0.00
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46.35	0.59	0.41	1.45	0.00	0.00	0.00
46.40	0.59	0.41	1.45	0.00	0.00	0.00
46.45	0.59	0.41	1.45	0.00	0.00	0.00
46.50	0.59	0.41	1.45	0.00	0.00	0.00
46.55	0.59	0.41	1.45	0.00	0.00	0.00
46.60	0.59	0.41	1.45	0.00	0.00	0.00
46.65	0.59	0.41	1.45	0.00	0.00	0.00
46.70	0.59	0.41	1.45	0.00	0.00	0.00
46.75	0.59	0.41	1.45	0.00	0.00	0.00
46.80	0.59	0.41	1.45	0.00	0.00	0.00
46.85	0.59	0.41	1.45	0.00	0.00	0.00
46.90	0.59	0.41	1.44	0.00	0.00	0.00
46.95	0.59	0.41	1.44	0.00	0.00	0.00
47.00	0.59	0.41	1.44	0.00	0.00	0.00

* F.S.<1, Liquefaction Potential Zone
(F.S. is limited to 5, CRR is limited to 2, CSR is limited to 2)

Units: Unit: qc, fs, Stress or Pressure = atm (1.0581tsf); Unit Weight = pcf; Depth = ft; Settlement = in.

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1 atm (atmosphere) = 1 tsf (ton/ft2)
CRRm Cyclic resistance ratio from soils
CSRsf Cyclic stress ratio induced by a given earthquake (with user request factor of safety)
F.S. Factor of Safety against liquefaction, F.S.=CRRm/CSRsf
S_sat Settlement from saturated sands
S_dry Settlement from Unsaturated Sands
S_all Total Settlement from Saturated and Unsaturated Sands
NoLiq No-Liquefy Soils

APPENDIX E

GENERAL EARTHWORK GRADING GUIDELINES

Proposed Single-Family Residential Development
8312 Grapewin Street
Assessor's Parcel Numbers (APNs) 130-070-015 and -021; and 130-080-004
Eastvale, Riverside County, California
Project No. 3836-CR

GENERAL GRADING GUIDELINES

Guidelines presented herein are intended to address general construction procedures for earthwork construction. Specific situations and conditions often arise which cannot reasonably be discussed in general guidelines, when anticipated these are discussed in the text of the report. Often unanticipated conditions are encountered which may necessitate modification or changes to these guidelines. It is our hope that these will assist the contractor to more efficiently complete the project by providing a reasonable understanding of the procedures that would be expected during earthwork and the testing and observation used to evaluate those procedures.

General

Grading should be performed to at least the minimum requirements of governing agencies, Chapters 18 and 33 of the Uniform Building Code, CBC and the guidelines presented below.

Preconstruction Meeting

A preconstruction meeting should be held prior to site earthwork. Any questions the contractor has regarding our recommendations, general site conditions, apparent discrepancies between reported and actual conditions and/or differences in procedures the contractor intends to use should be brought up at that meeting. The contractor (including the main onsite representative) should review our report and these guidelines in advance of the meeting. Any comments the contractor may have regarding these guidelines should be brought up at that meeting.

Grading Observation and Testing

1. Observation of the fill placement should be provided by our representative during grading. Verbal communication during the course of each day will be used to inform the contractor of test results. The contractor should receive a copy of the "Daily Field Report" indicating results of field density tests that day. If our representative does not provide the contractor with these reports, our office should be notified.
2. Testing and observation procedures are, by their nature, specific to the work or area observed and location of the tests taken, variability may occur in other locations. The contractor is responsible for the uniformity of the grading operations; our observations and test results are intended to evaluate the contractor's overall level of efforts during grading. The contractor's personnel are the only individuals participating in all aspects of site work. Compaction testing and observation should not be considered as relieving the contractor's responsibility to properly compact the fill.
3. Cleanouts, processed ground to receive fill, key excavations, and subdrains should be observed by our representative prior to placing any fill. It will be the contractor's responsibility to notify our representative or office when such areas are ready for observation.

4. Density tests may be done on the surface material to receive fill, as considered warranted by this firm.
5. In general, density tests would be made at maximum intervals of two feet of fill height, or every 1,000 cubic yards of fill placed. Criteria will vary depending on soil conditions and size of the fill. More frequent testing may be performed. In any case, an adequate number of field density tests should be made to evaluate the required compaction and moisture content is generally being obtained.
6. Laboratory testing to support field test procedures will be performed, as considered warranted, based on conditions encountered (e.g. change of material sources, types, etc.) Every effort will be made to process samples in the laboratory as quickly as possible and in progress construction projects are our first priority. However, laboratory workloads may cause delays and some soils may require a **minimum of 48 to 72 hours to complete test procedures**. Whenever possible, our representative(s) should be informed in advance of operational changes that might result in different source areas for materials.
7. Procedures for testing of fill slopes are as follows:
   a) Density tests should be taken periodically during grading on the flat surface of the fill, three to five feet horizontally from the face of the slope.
   b) If a method other than over building and cutting back to the compacted core is to be employed, slope compaction testing during construction should include testing the outer six inches to three feet in the slope face to determine if the required compaction is being achieved.
8. Finish grade testing of slopes and pad surfaces should be performed after construction is complete.

Site Clearing

1. All vegetation, and other deleterious materials, should be removed from the site. If material is not immediately removed from the site it should be stockpiled in a designated area(s) well outside of all current work areas and delineated with flagging or other means. Site clearing should be performed in advance of any grading in a specific area.
2. Efforts should be made by the contractor to remove all organic or other deleterious material from the fill, as even the most diligent efforts may result in the incorporation of some materials. This is especially important when grading is occurring near the natural grade. All equipment operators should be aware of these efforts. Laborers may be required as root pickers.
3. Nonorganic debris or concrete may be placed in deeper fill areas provided the procedures used are observed and found acceptable by our representative.

Treatment of Existing Ground

1. Following site clearing, all surficial deposits of alluvium and colluvium as well as weathered or creep effected bedrock, should be removed unless otherwise specifically indicated in the text of this report.
2. In some cases, removal may be recommended to a specified depth (e.g. flat sites where partial alluvial removals may be sufficient). The contractor should not exceed these depths unless directed otherwise by our representative.
3. Groundwater existing in alluvial areas may make excavation difficult. Deeper removals than indicated in the text of the report may be necessary due to saturation during winter months.
4. Subsequent to removals, the natural ground should be processed to a depth of six inches, moistened to near optimum moisture conditions and compacted to fill standards.
5. Exploratory back hoe or dozer trenches still remaining after site removal should be excavated and filled with compacted fill if they can be located.

Fill Placement

1. Unless otherwise indicated, all site soil and bedrock may be reused for compacted fill; however, some special processing or handling may be required (see text of report).
2. Material used in the compacting process should be evenly spread, moisture conditioned, processed, and compacted in thin lifts six (6) to eight (8) inches in compacted thickness to obtain a uniformly dense layer. The fill should be placed and compacted on a nearly horizontal plane, unless otherwise found acceptable by our representative.
3. If the moisture content or relative density varies from that recommended by this firm, the contractor should rework the fill until it is in accordance with the following:
    a) Moisture content of the fill should be at or above optimum moisture. Moisture should be evenly distributed without wet and dry pockets. Pre-watering of cut or removal areas should be considered in addition to watering during fill placement, particularly in clay or dry surficial soils. The ability of the contractor to obtain the proper moisture content will control production rates.
    b) Each six-inch layer should be compacted to at least 90 percent of the maximum dry density in compliance with the testing method specified by the controlling governmental agency. In most cases, the testing method is ASTM Test Designation D 1557.
4. Rock fragments less than eight inches in diameter may be utilized in the fill, provided:
    a) They are not placed in concentrated pockets;
    b) There is a sufficient percentage of fine-grained material to surround the rocks;
    c) The distribution of the rocks is observed by, and acceptable to, our representative.

5. Rocks exceeding eight (8) inches in diameter should be taken off site, broken into smaller fragments, or placed in accordance with recommendations of this firm in areas designated suitable for rock disposal. On projects where significant large quantities of oversized materials are anticipated, alternate guidelines for placement may be included. If significant oversize materials are encountered during construction, these guidelines should be requested.
6. In clay soil, dry or large chunks or blocks are common. If in excess of eight (8) inches minimum dimension, then they are considered as oversized. Sheepsfoot compactors or other suitable methods should be used to break up blocks. When dry, they should be moisture conditioned to provide a uniform condition with the surrounding fill.

Slope Construction

1. The contractor should obtain a minimum relative compaction of 90 percent out to the finished slope face of fill slopes. This may be achieved by either overbuilding the slope and cutting back to the compacted core, or by direct compaction of the slope face with suitable equipment.
2. Slopes trimmed to the compacted core should be overbuilt by at least three (3) feet with compaction efforts out to the edge of the false slope. Failure to properly compact the outer edge results in trimming not exposing the compacted core and additional compaction after trimming may be necessary.
3. If fill slopes are built "at grade" using direct compaction methods, then the slope construction should be performed so that a constant gradient is maintained throughout construction. Soil should not be "spilled" over the slope face nor should slopes be "pushed out" to obtain grades. Compaction equipment should compact each lift along the immediate top of slope. Slopes should be back rolled or otherwise compacted at approximately every 4 feet vertically as the slope is built.
4. Corners and bends in slopes should have special attention during construction as these are the most difficult areas to obtain proper compaction.
5. Cut slopes should be cut to the finished surface. Excessive undercutting and smoothing of the face with fill may necessitate stabilization.

UTILITY TRENCH CONSTRUCTION AND BACKFILL

Utility trench excavation and backfill is the contractor's responsibility. The geotechnical consultant typically provides periodic observation and testing of these operations. While efforts are made to make sufficient observations and tests to verify that the contractors' methods and procedures are adequate to achieve proper compaction, it is typically impractical to observe all backfill procedures. As such, it is critical that the contractor use consistent backfill procedures.

Compaction methods vary for trench compaction and experience indicates many methods can be successful. However, procedures that "worked" on previous projects may or may not prove effective on a given site. The contractor(s) should outline the procedures proposed, so that we may discuss them **prior** to construction. We will offer comments based on our knowledge of site conditions and experience.

1. Utility trench backfill in slopes, structural areas, in streets and beneath flat work or hardscape should be brought to at least optimum moisture and compacted to at least 90 percent of the laboratory standard. Soil should be moisture conditioned prior to placing in the trench.
2. Flooding and jetting are not typically recommended or acceptable for native soils. Flooding or jetting may be used with select sand having a Sand Equivalent (SE) of 30 or higher. This is typically limited to the following uses:
   a) shallow (12 + inches) under slab interior trenches and,
   b) as bedding in pipe zone.

   The water should be allowed to dissipate prior to pouring slabs or completing trench compaction.
3. Care should be taken not to place soils at high moisture content within the upper three feet of the trench backfill in street areas, as overly wet soils may impact subgrade preparation. Moisture may be reduced to 2% below optimum moisture in areas to be paved within the upper three feet below sub grade.
4. Sand backfill should not be allowed in exterior trenches adjacent to and within an area extending below a 1:1 projection from the outside bottom edge of a footing, unless it is similar to the surrounding soil.
5. Trench compaction testing is generally at the discretion of the geotechnical consultant. Testing frequency will be based on trench depth and the contractor's procedures. A probing rod would be used to assess the consistency of compaction between tested areas and untested areas. If zones are found that are considered less compact than other areas, this would be brought to the contractor's attention.

JOB SAFETY

General

Personnel safety is a primary concern on all job sites. The following summaries are safety considerations for use by all our employees on multi-employer construction sites. On ground personnel are at the highest risk of injury and possible fatality on grading construction projects. The company recognizes that construction activities will vary on each site and that job site safety is the contractor's responsibility. However, it is imperative that all personnel be safety conscious to avoid accidents and potential injury.

In an effort to minimize risks associated with geotechnical testing and observation, the following precautions are to be implemented for the safety of our field personnel on grading and construction projects.

1. Safety Meetings: Our field personnel are directed to attend the contractor's regularly scheduled safety meetings.
2. Safety Vests: Safety vests are provided for and are to be worn by our personnel while on the job site.
3. Safety Flags: Safety flags are provided to our field technicians; one is to be affixed to the vehicle when on site, the other is to be placed atop the spoil pile on all test pits.

In the event that the contractor's representative observes any of our personnel not following the above, we request that it be brought to the attention of our office.

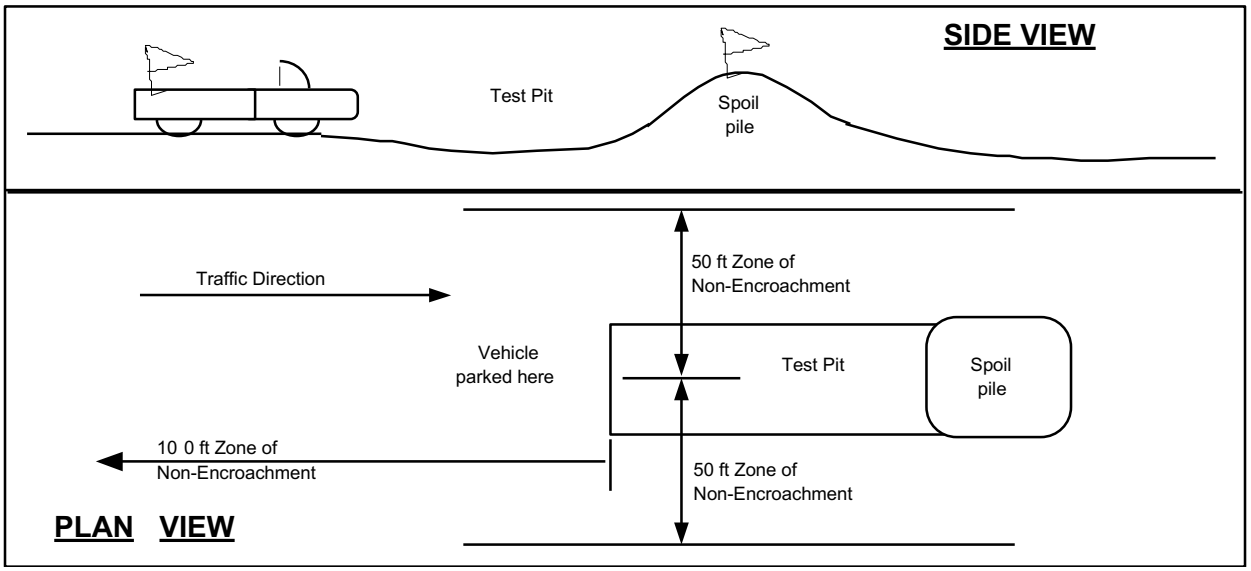
Test Pits Location, Orientation and Clearance

The technician is responsible for selecting test pit locations. The primary concern is the technician's safety. However, it is necessary to take sufficient tests at various locations to obtain a representative sampling of the fill. As such, efforts will be made to coordinate locations with the grading contractors authorized representatives (e.g. dump man, operator, supervisor, grade checker, etc.), and to select locations following or behind the established traffic pattern, preferably outside of current traffic. The contractors authorized representative should direct excavation of the pit and safety during the test period. Again, safety is the paramount concern.

Test pits should be excavated so that the spoil pile is placed away from oncoming traffic. The technician's vehicle is to be placed next to the test pit, opposite the spoil pile. This necessitates that the fill be maintained in a drivable condition. Alternatively, the contractor may opt to park a piece of equipment in front of test pits, particularly in small fill areas or those with limited access.

A zone of non-encroachment should be established for all test pits (see diagram below). No grading equipment should enter this zone during the test procedure. The zone should extend outward to the sides approximately 50 feet from the center of the test pit and 100 feet in the direction of traffic flow. This zone is established both for safety and to avoid excessive ground vibration, which typically decreases test results.

TEST PIT SAFETY PLAN



Slope Tests

When taking slope tests, the technician should park their vehicle directly above or below the test location on the slope. The contractor's representative should effectively keep all equipment at a safe operation distance (e.g. 50 feet) away from the slope during testing.

The technician is directed to withdraw from the active portion of the fill as soon as possible following testing. The technician's vehicle should be parked at the perimeter of the fill in a highly visible location.

Trench Safety

It is the contractor's responsibility to provide safe access into trenches where compaction testing is needed. Trenches for all utilities should be excavated in accordance with CAL-OSHA and any other applicable safety standards. Safe conditions will be required to enable compaction testing of the trench backfill.

All utility trench excavations in excess of 5 feet deep, which a person enters, are to be shored or laid back. Trench access should be provided in accordance with OSHA standards. Our personnel are directed not to enter any trench by being lowered or "riding down" on the equipment.

Our personnel are directed not to enter any excavation which;

1. is 5 feet or deeper unless shored or laid back,
2. exit points or ladders are not provided,
3. displays any evidence of instability, has any loose rock or other debris which could fall into the trench, or

4. displays any other evidence of any unsafe conditions regardless of depth.

If the contractor fails to provide safe access to trenches for compaction testing, our company policy requires that the soil technician withdraws and notifies their supervisor. The contractors representative will then be contacted in an effort to effect a solution. All backfill not tested due to safety concerns or other reasons is subject to reprocessing and/or removal.

Procedures

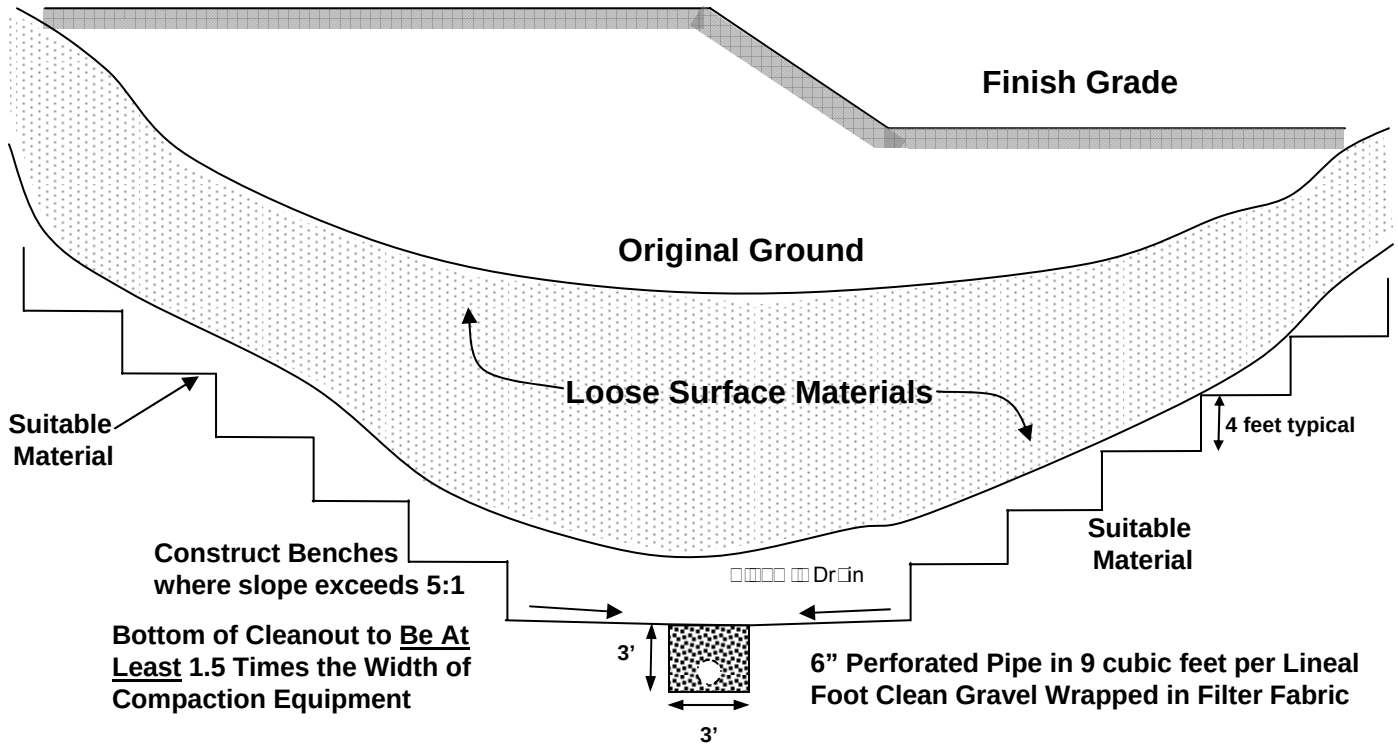
In the event that the technician's safety is jeopardized or compromised as a result of the contractor's failure to comply with any of the above, the technician is directed to inform both the developer's and contractor's representatives. If the condition is not rectified, the technician is required, by company policy, to immediately withdraw and notify their supervisor. The contractor's representative will then be contacted in an effort to affect a solution. No further testing will be performed until the situation is rectified. Any fill placed in the interim can be considered unacceptable and subject to reprocessing, recompaction or removal.

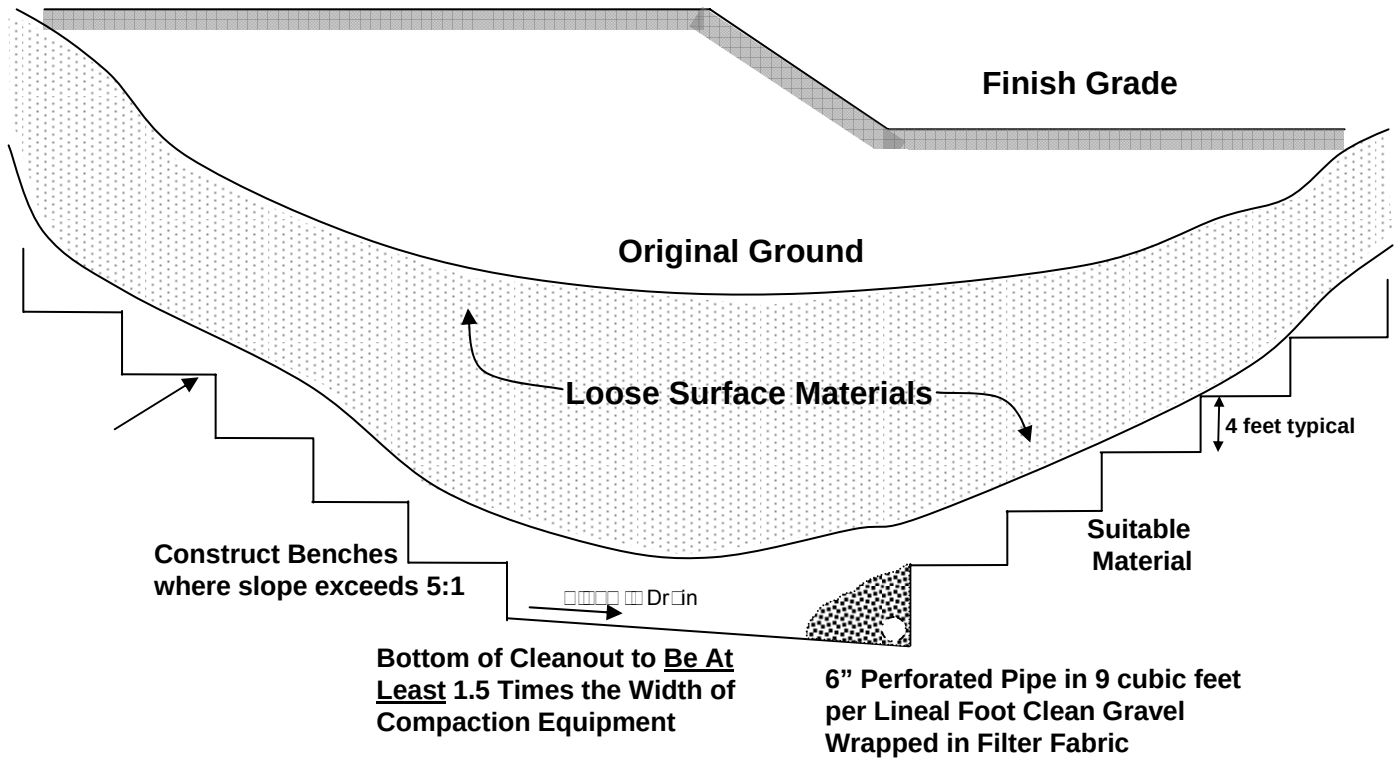
In the event that the soil technician does not comply with the above or other established safety guidelines, we request that the contractor bring this to the technician's attention and notify our project manager or office. Effective communication and coordination between the contractors' representative and the field technician(s) is strongly encouraged in order to implement the above safety program and safety in general.

The safety procedures outlined above should be discussed at the contractor's safety meetings. This will serve to inform and remind equipment operators of these safety procedures, particularly the zone of non-encroachment.

The safety procedures outlined above should be discussed at the contractor's safety meetings. This will serve to inform and remind equipment operators of these safety procedures, particularly the zone of non-encroachment.

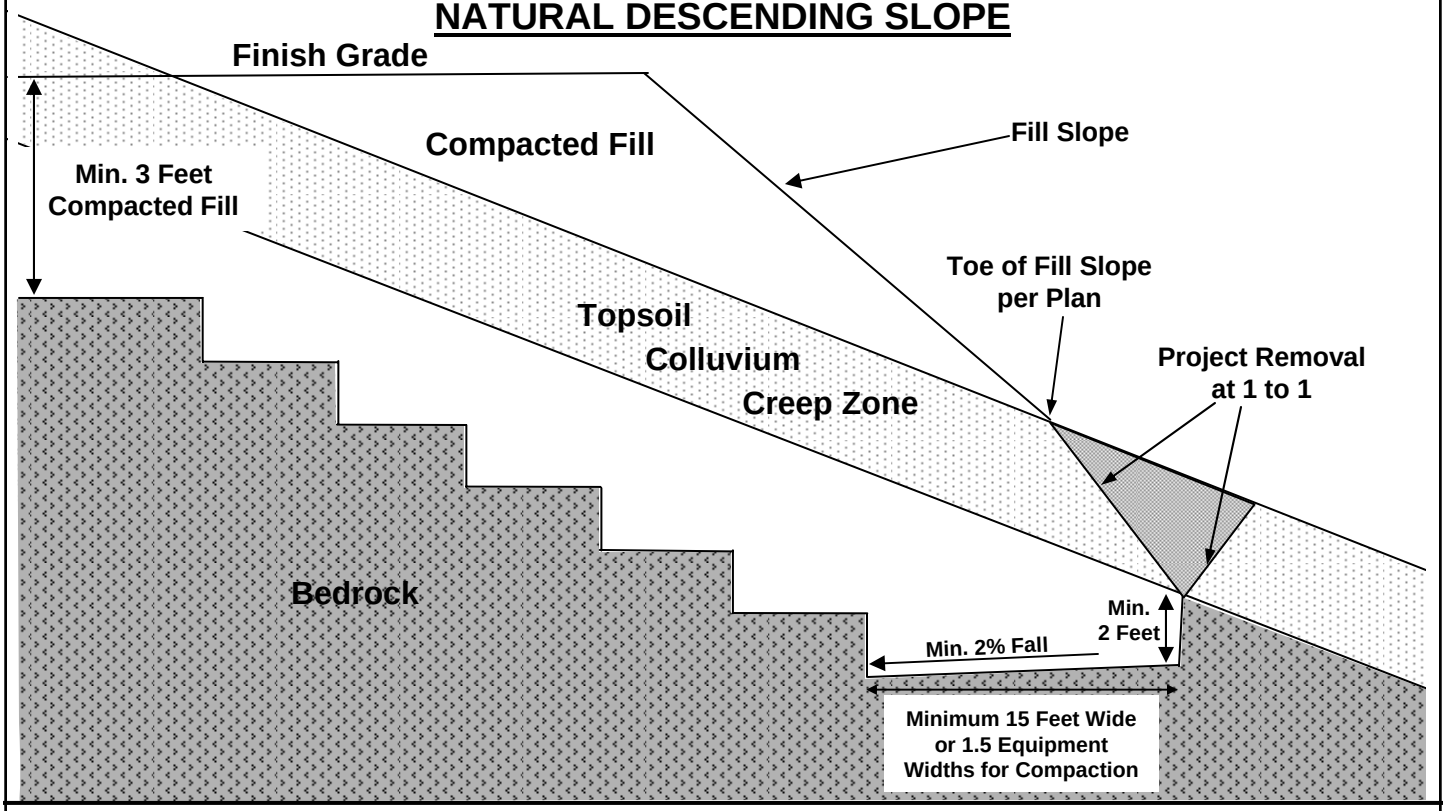
ALTERNATES



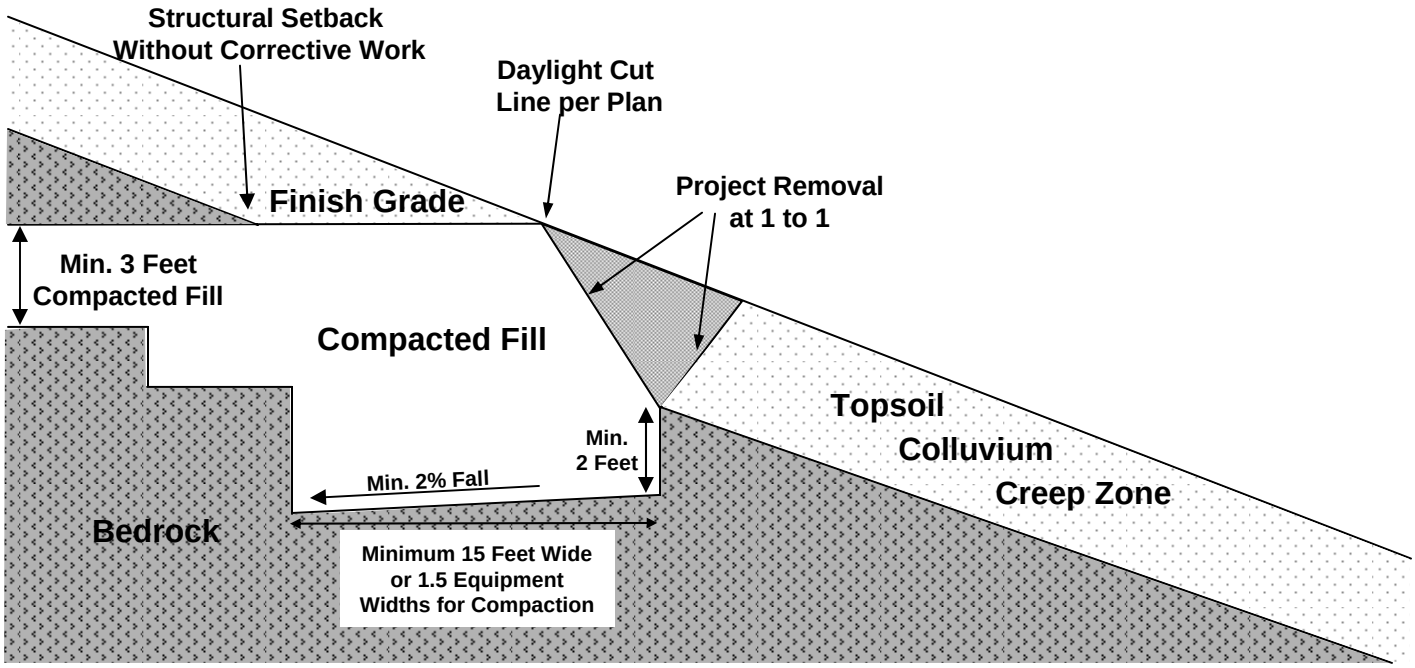


GEOTEK

TYPICAL FILL SLOPE OVER NATURAL DESCENDING SLOPE

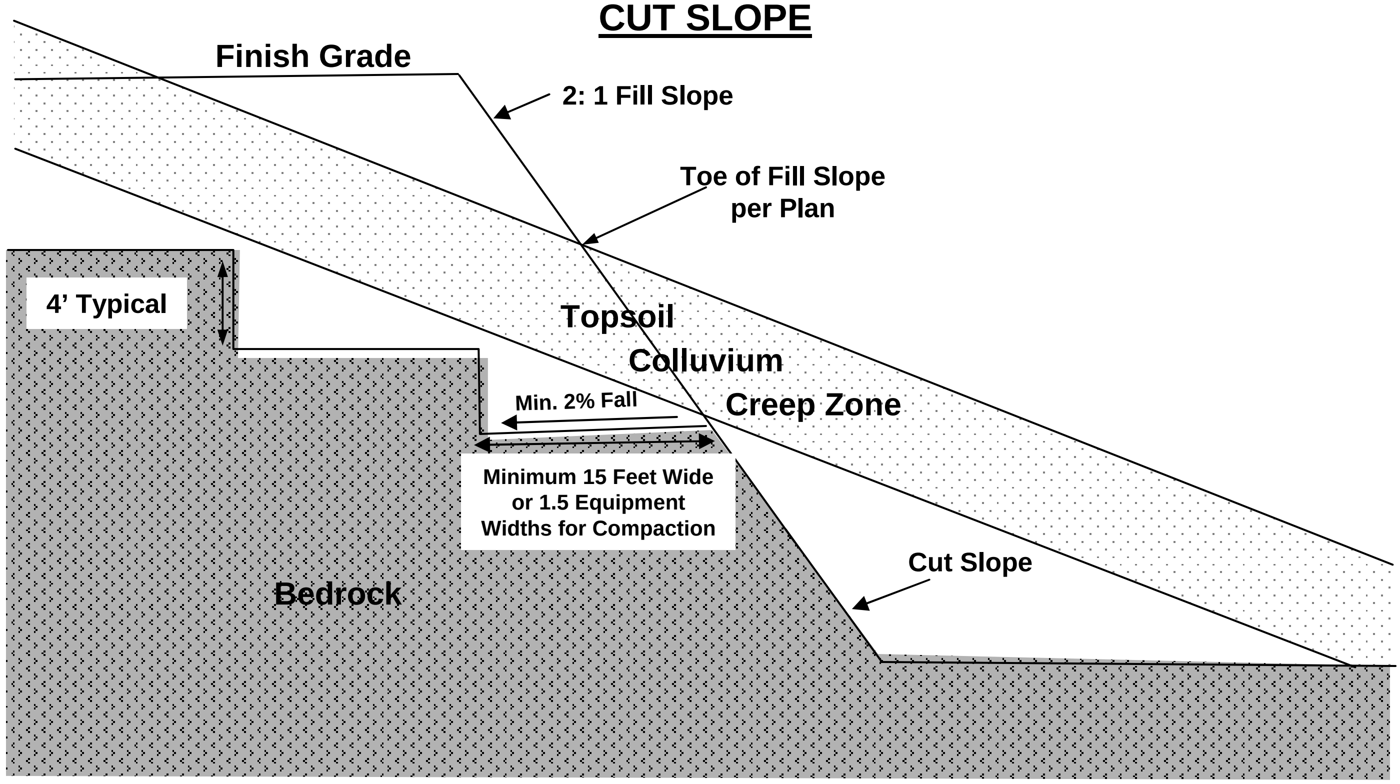


DAYLIGHT CUT AREA OVER NATURAL DESCENDING SLOPE

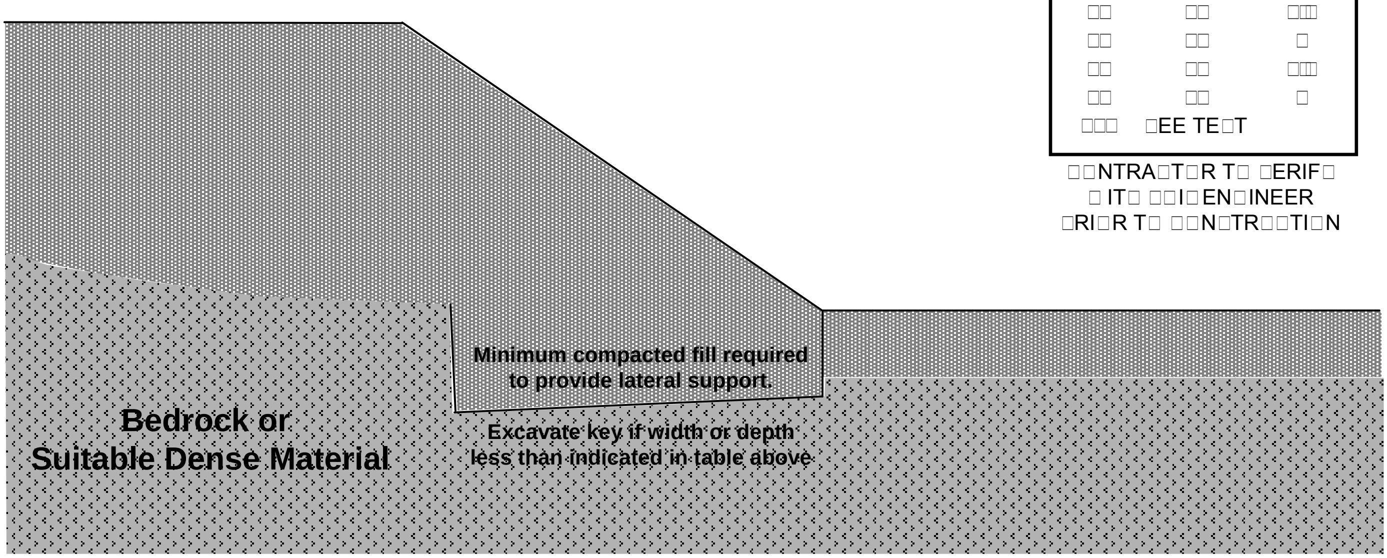


GEOTEK

TYPICAL FILL SLOPE OVER CUT SLOPE



TYPICAL FILL SLOPE



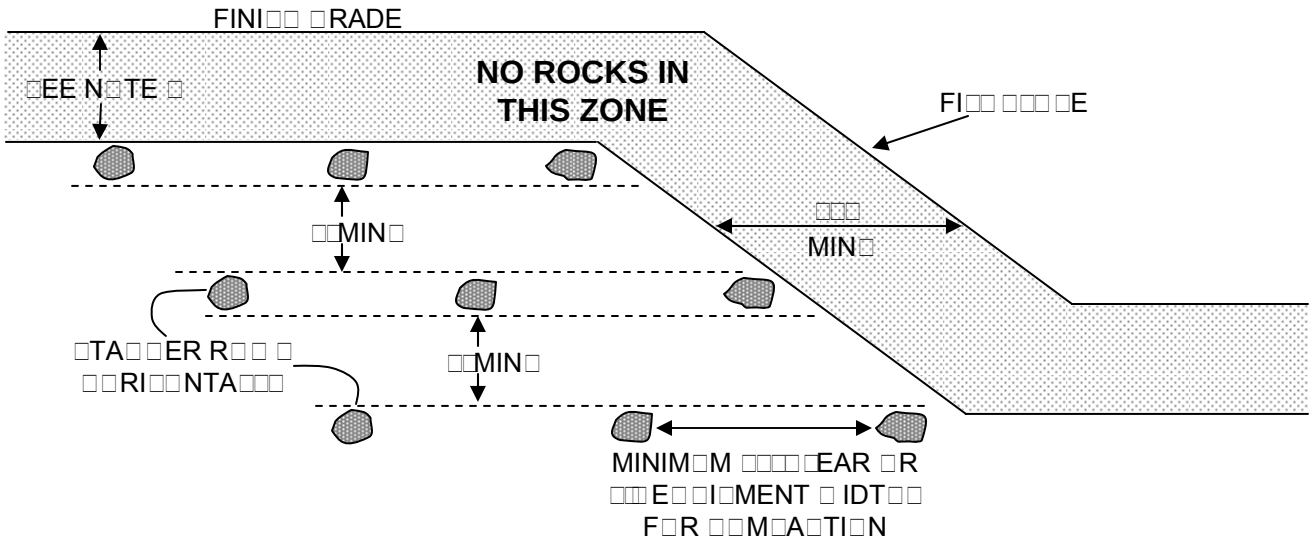
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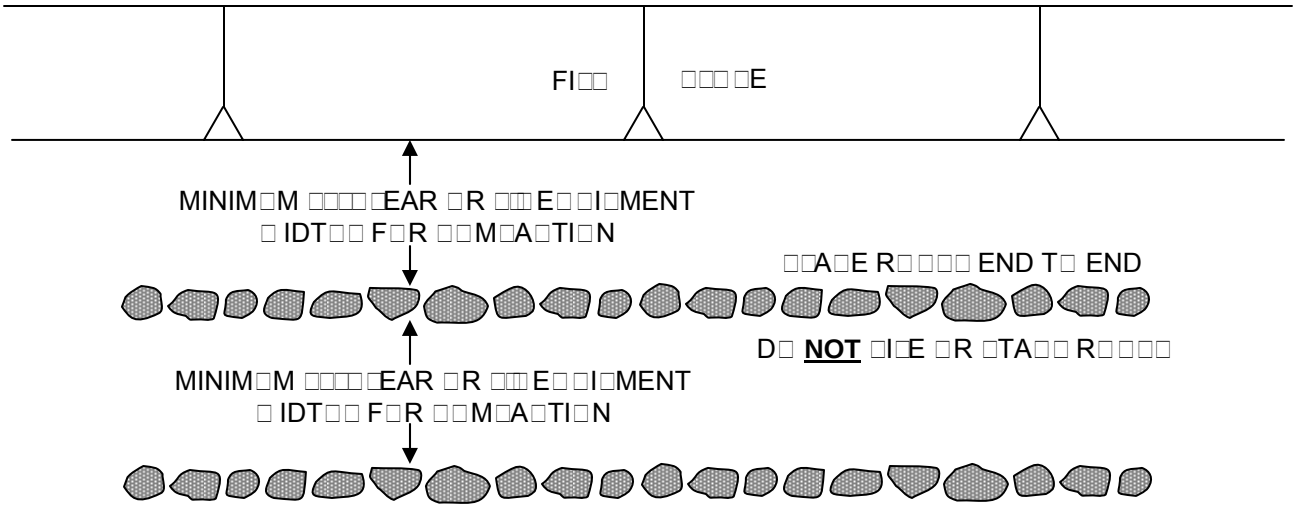
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CROSS SECTIONAL VIEW



PLAN VIEW



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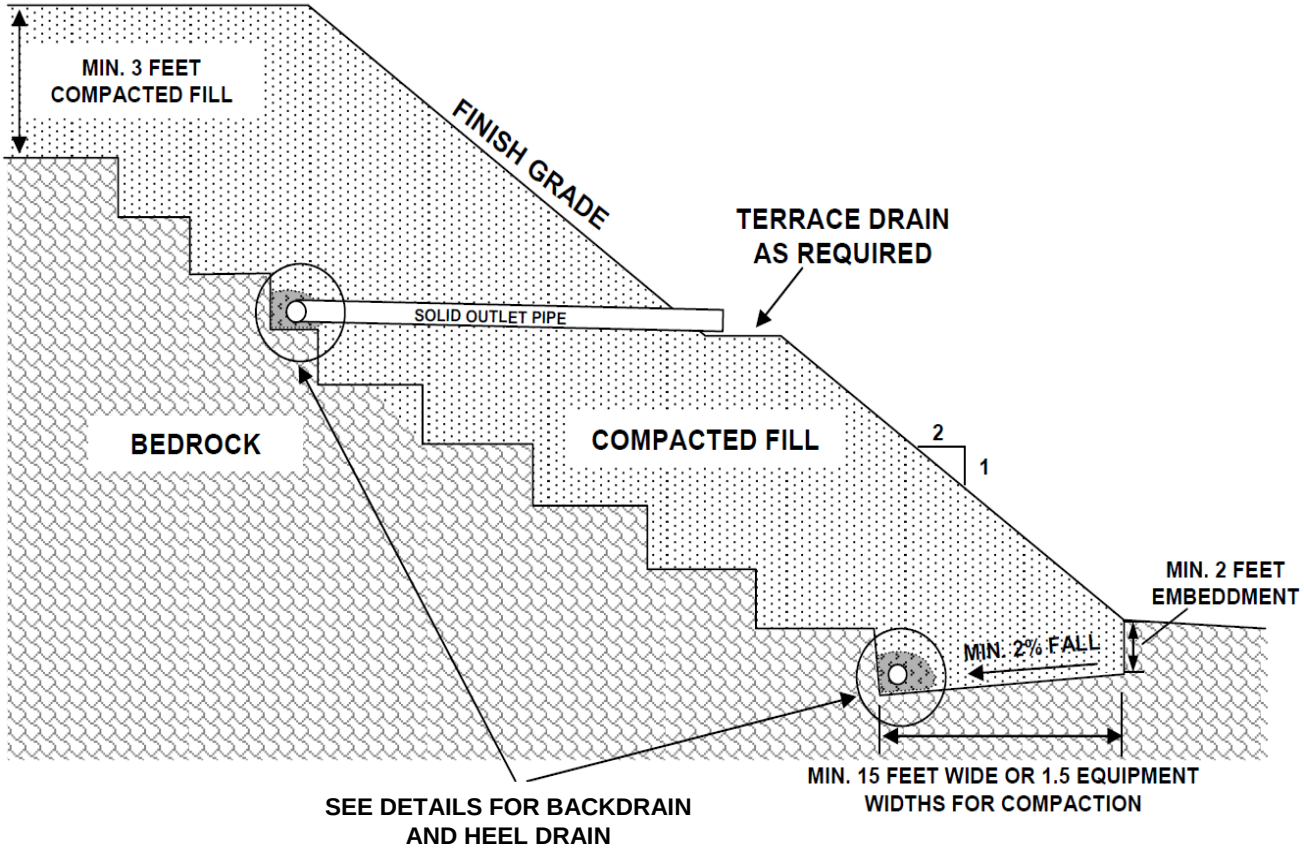
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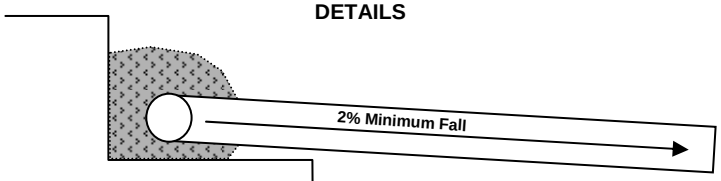
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BACKDRAIN DETAILS



4" diameter perforated drain pipe (Schedule 40 PVC or equivalent) in 6 cubic feet per lineal foot clean gravel wrapped in filter fabric

4" diameter solid outlet pipe (Schedule 40 PVC or equivalent) laterals to slope face or storm drain system at maximum 100 foot maximum intervals

Note: Additional backdrains may be recommended

HEEL DRAIN DETAILS



6" diameter perforated drain pipe in 6 cubic feet per lineal foot clean gravel wrapped in filter fabric, outlet pipe to gravity flow with 2% minimum fall

GEOTEK

Michael Baker
INTERNATIONAL

APPENDIX E
PHASE I AND II ENVIRONMENTAL SITE ASSESSMENT

Stantec

Assessor's Parcel Numbers: 130-070-015, 130-080-004, and 130-070-021
Eastvale, California 92880

Phase I and Phase II Environmental Site Assessment

April 9, 2024

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.: 185806478

Sign-off Sheet and Signatures of Environmental Professionals

This document entitled Phase I and Phase II 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.

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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.

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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) 130-070-015, 130-080-004, and 130-070-021, located southeast of the intersection of Archibald Avenue and Grapewin Street, Eastvale, Riverside County, California (the "Subject Property"), on behalf of Warmington Residential (the "Client"). The work was performed according to Stantec's proposal and terms and conditions dated February 21, 2024. 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 8.3 acres of land associated with APNs 130-070-015 (2.27 acres), 130-080-004 (0.99 acres), and 130-070-021 (5.04 acres), associated with 8312 Grapewin Street and 330 Archibald Avenue, Eastvale, California 92880. The Subject Property is currently developed with a residential structure and livestock farm. Historical records indicate the Subject Property was utilized for agricultural purposes between the 1930s to 1960s, and partially residentially developed by the 1970s. Adjoining properties, as well as the nearby area, include the Santa Ana River, residential and commercial development. 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.

During the early stages of the Phase I ESA, Stantec identified the following recognized environmental conditions (RECs):

- Historical records indicate that the Subject Property and vicinity were historically utilized for agricultural purposes. Based on the historical agricultural use, organochlorine pesticides (OCPs) and or herbicides (that could contain lead and arsenic) may have been utilized on the Subject Property and near-surface soils may have potentially contained these compounds.
- Two nearby former dairy farm operations are located upgradient from the Subject Property. These sites reportedly had multiple underground storage tanks (USTs); the status of the USTs was not reported. Additionally, no records of methane surveys were reported for the historical dairy farm operations at the sites.

To evaluate the aforementioned RECs and data gap above, Stantec performed a Phase II ESA, between March 25 and 27, 2024, that consisted of a soil and soil vapor assessment on the Subject Property. The scope of work performed included the advancement of 12 soil borings (HA-1 through HA-12) to a maximum depth of approximately 3 feet below ground surface (bgs)to assess the Property for OCPs and lead and arsenic in the shallow soils. In addition, three soil borings (SVB-1 through SVB-3) were drilled to a maximum depth of approximately 5.5 feet bgs to collect soil vapor samples. Soil vapor probes were set in three soil borings (SVB-1 through SVB-3) at 5-feet bgs. The locations of the soil vapor borings were along the

western perimeter to evaluate the potential off-site release from the upgradient former dairy farms with former USTs.

The results of the completed assessment reported one minor detections of the OCP 4,4'-DDE at 0.0173 milligrams per kilogram (mg/kg). This detection of 4,4'-DDE is below the United States Environmental Protection Agency (USEPA) Regional Screening Level (RSL) of 2.0 mg/kg and below the hazardous waste level of 1.0 mg/kg used for waste disposal. There were no other detections of OCPs above their corresponding laboratory reporting limits.

There were two detections of arsenic reported at concentrations of 5.5 and 5.0 mg/kg which exceeded regulatory thresholds for residential soil set at 0.11 mg/kg. However, arsenic occurs naturally in California at levels up to 12 mg/kg, therefore exceeding the regulatory threshold. The State of California uses the background level of 12 mg/kg as the cleanup standard for arsenic. Therefore, the arsenic concentrations were detected below the regulatory cleanup levels. Lead was detected in all 15 soil samples at concentrations ranging from 2.0 to 8.6 mg/kg and concentrations were below regulatory thresholds for residential soil set at 80 mg/kg. Therefore, the historical agricultural use of the Subject Property is not considered a REC and no further assessment is recommended concerning is issue.

Soil vapor results showed minor detections of volatile organic compounds (VOCs) below their respective residential screening levels when applying the most conservative attenuation factor (AF) of 0.03 with the exception of benzene and chloroform. Benzene was reported at 5.0 ug/m3 and chloroform was reported at 9 ug/m3 in soil vapor sample SVB-1 which is above their respective residential screening levels of 3.23 and 4.0 ug/m3 when applying the most conservation attenuation factor of 0.03. However, the concentrations are below their respective residential screening levels of 97 and 120 ug/m3 when applying the attenuation factor of 0.001 which is used to evaluate risk. There were no other detections above the laboratory reporting limits (*i.e.*, the results were "non-detect") for any other VOCs in any of the soil vapor samples. Additionally, no methane was detected in any of the soil vapor samples collected.

Based on the results of Stantec subsurface assessment, historical agricultural use of the Subject Property is not considered a REC. Additionally, the minor impacts to the subsurface of the Subject Property from the former auto service operations and off-site dry-cleaning/fuel stations appear to be *de minimis* and no further assessment or remedial action appears to be warranted at this time. .

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:

- Subject Property structures were constructed circa at least 1970s, and the presence of asbestos-containing materials (ACMs) and lead-based paint (LBP) is possible. It is recommended that an ACM and LBP survey be conducted prior to redevelopment in accordance with applicable federal and local regulations.

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 February 21, 2024, and Client's authorization on March 8, 2024. 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 8.3 acres of land associated with APNs 130-070-015 (2.27 acres), 130-080-004 (0.99 acres), and 130-070-021 (5.04 acres), associated with 8312 Grapewin Street and 330 Archibald Avenue, Eastvale, California 92880. The Subject Property is currently developed with a residential structure and livestock farm. Historical records indicate the Subject Property was utilized for agricultural purposes between the 1930s to 1960s, and partially residentially developed by the 1970s. Adjoining properties, as well as the nearby area, include the Santa Ana River, residential and commercial development. 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.

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 March 7, 2024. 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 January 16, 2024 and January 30, 2024.
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 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 southeast and the Subject Property is located at approximately 590 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: • Ramona very fine sandy loam, with well-drained soil with moderately coarse textures. A typical soil profile is comprised of very fine sandy loam (0-14 inches), fine sandy loam (14-22 inches), sandy clay loam (22-69 inches), and gravelly sandy loam (68-74 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 590 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 five 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)
Osterkamp Dairy 8301 Archibald Ave. Corona, CA	HIST UST, ENF, CIWQS, CERS, HWTS	0.024 mile/125 feet west southwest at lower elevation	Yes
This historic dairy farm operation is listed as having two historic 1,000-gallon USTs containing diesel and unleaded fuel. The status of the USTs is not reported. The site also is listed as having an animal waste discharge permit from at least 1979 to 2002. Given this site is upgradient and there is no information regarding UST status, this represents a VEC and is considered a REC for the Subject Property.			
True Cast Concrete Fertilizer /Oosten Dairy/Tofco Composting Facility/Corona Composting Plant 8247 Archibald Ave. Corona, CA	SWEEPS UST, HIST UST, CA FID UST, CIWQS, SWF/LF, ENF, HIST CORTESE	0.042 mile/224 feet northwest at lower elevation	Yes
This historic dairy farm/fertilizer operation is listed as having two historic 3,000-gallon USTs containing diesel and unleaded fuel. The status of the USTs is listed as active. The site also is listed as a historical composting facility of agricultural sludge waste. A cleanup/abatement order was issued at the site in 1987; no details are provided regarding the incident. Given this site is upgradient and there is no			

Listed Facility Name/Address	Database Listing	Distance/Direction from Property	REC? (YES / NO)
information regarding UST status, this represents a VEC and is considered a REC for the Subject Property.			
Corona Composting Plant 8186 Archibald Ave. Corona, CA	WMUDS/SWAT	0.152 mile/802 feet north northwest at lower elevation	No
This site is listed as a historic composting plant. No additional details are provided. Given there are no reports of violations or releases, this site is not considered a REC for the Subject Property.			
Proposed Yorba Elementary School NE Corner of Fieldmaster Street and Cherry Creek Circle Eastvale, CA	ENVIROSTOR, SCH	0.225 mile/1,190 feet west northwest at lower elevation	No
This school site is listed in the DTSC's Envirostor database with case closure/no further action received on 6/1/2012. The site was under investigation due to former agricultural/livestock use and a historic LUST onsite. The LUST was removed in 2006, as well as excavation/treatment of contaminated soil, and treatment of groundwater. Additionally, an investigation was conducted to evaluate for residual PAHs, TPH, SVOCs, and OCPs due to former dairy operations and the LUST case. Findings concluded that OCPs, PAHs, VOCs, and SVOCs did not pose a risk to the site; however, a workplan was prepared for remediation of methane contamination. Methane monitoring occurred for nine quarters, and concentrations were shown to be decreasing at the site and stabilizing. Methane exceeding the DTSC action level of 5,000 ppmv were largely confined to a narrow strip in the northeastern and eastern parts of the site and not within proposed building footprint locations. The site received No Further Action status in 2012. Given the status of this site and distance from the Subject Property, this site does not appear to represent a REC.			

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 March 5, 2024	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 March 12, 2024, 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: March 5, 2024	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 March 14, 2024, 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: March 5, 2024	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,

Agency Name Contact Information	Findings
	and case closure documentation, or any records that indicate environmental concern at the Subject Property. 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 March 1, 2024	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 March 5, 2024, 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 March 5, 2024	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 March 7, 2024, 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: March 6, 2024	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 1.3 miles to the southwest and is listed as idle (API 0407100105). 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

Land title records, deeds, environmental liens, and activity and use limitation documentation were not provided by the User, and public records were not searched by Stantec.

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	1"=500'	The Subject Property appears undeveloped and partially lying within a river area on the eastern boundary. Adjoining properties appear to be vacant and agriculturally developed.
1938 1948 1953 1959	1"=500'	The Subject Property appears to be agriculturally developed and bound to the east by a river. Adjoining properties appear to be agriculturally developed. Structures are depicted on the Subject Property by 1948 along the east boundary. By 1959, residences are depicted adjoining to the north.
1967	1"=500'	The Subject Property appears vacant in the western half and partially developed with structures in the eastern half, and bound by a river to the east. Adjoining to the west and north appear to be agriculturally developed. Residences are also depicted adjoining north. Adjoining south and east are undeveloped/river.
1985 1989 1994 2002	1"=500'	A structure appears in the southwestern portion of the Subject Property. Adjoining to the west appears to be farmland. Adjoining north, south, and east appear similar to the 1967 photograph. An AST is depicted on the Subject Property by 1989, but is no longer depicted by 1994. An AST/site construction are depicted adjoining south in 1994.
2006 2009 2012 2016 2020	1"=500'	The Subject Property appears developed with additional structures in the northern portion. Adjoining north appears to be under construction/residential. Adjoining west appears to be farmland. Adjoining south appears to be under construction. The Subject Property borders the river adjoining east. By 2009, farmland to the west appears to be residentially developed. Commercial/industrial buildings are depicted adjoining south by 2020.

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.

Stantec retained a third party to research available city directories for the Subject Property and adjoining and nearby properties, in approximately five-year intervals. The Subject Property is listed in the city directory between 2020 and 1970 under various residential listings. Adjoining properties and properties within the vicinity include residential and farm/agricultural business 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 appear undeveloped. A river is depicted adjoining to the east. Several roads are shown adjoining west.
1942	1:31,680	The Subject Property and adjoining properties are undeveloped.
1947 1954 1967	1:50,000 1:24,000 1:24,000	The Subject Property appears developed with a structure in the east portion. Adjoining properties appear undeveloped to the west and south, with several structures observed adjoining to the north, and a

Year	Scale	Observations of Subject Property and Adjoining/Nearby Properties
		river adjoining to the east. By 1967, two structures are present on the Subject Property.
1973 1975 1981	1:24,000 1:24,000 1:24,000	The Subject Property is depicted with two structures. Multiple structures are depicted adjoining west and north. Adjoining south appears to be undeveloped. A river is depicted adjoining east.
2012 2015 2018 2022	1:24,000 1:24,000 1:24,000 1:24,000	The Subject Property and adjoining properties are depicted as vacant.

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 Alex Sobolew, Geologic Staff with Stantec, on March 27, 2024. 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
- Traverse the periphery of all structures on the Subject Property
- Visually observe accessible interior areas expected to be used by occupants or the public maintenance and repair areas, utility areas, and a representative sample of occupied spaces

Weather conditions during the 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 south of Grapewin Road and east of Archibald Avenue, in the City of Eastvale, in the County of Riverside, California. The surrounding area is a mix of residential properties and vacant land.
Subject Property Operations:	Subject Property is residential housing, and a livestock farm.
Structures, Roads, Other Improvements:	An asphalt driveway, residential housing, a barn, storage shed and stalls for livestock.
Subject Property Size (acres):	8.3 acres

Estimated % of Subject Property Covered by Buildings and/or Pavement:	20%
Observed Current Subject Property Use/Operations:	Subject Property is currently used as a livestock farm and residential housing
Observed Evidence of Past Subject Property Use(s):	None observed.
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

Stantec was unable to access the interior of structures during the site reconnaissance.

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.
Stained Soil or Pavement:	None observed.
Stressed Vegetation:	None observed.
Waste Streams and Waste Collection Areas:	None observed.
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, or flow westward into the Archibald Avenue drainage system or eastward into the Santa Ana River.
Wells:	No wells were observed.
Septic Systems:	No visible evidence of the existence of a septic system was observed.
Other Exterior Observations:	None observed.

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:	Two empty unlabeled storage tanks were observed in the southwestern portion of the Subject Property. The storage tanks appear to be associated with livestock operations.
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	Grapewin Avenue, Eastvale Trail, and residential housing.
EAST	Santa Ana River.
SOUTH	Church under construction.
WEST	Residential development and Archibald Avenue.

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 with a gentle slope to the northwest.

6.0 PHASE II ENVIRONMENTAL ASSESSMENT

During the early stages of the Phase I ESA, Stantec identified the following RECs:

- Historical records indicate that the Subject Property and vicinity were historically utilized for agricultural purposes. Based on the historical agricultural use, organochlorine pesticides (OCPs) and or herbicides (that could contain lead and arsenic) may have been utilized on the Subject Property and near-surface soils may have potentially contained these compounds.
- Two nearby former dairy farm operations are located upgradient from the Subject Property. These sites reportedly had multiple underground storage tanks (USTs); the status of the USTs was not reported. Additionally, no records of methane surveys were reported for the historical dairy farm operations at the sites.

The following scope of work was completed to address the identified RECs.

6.1 PRE-DRILLING ACTIVITIES

Prior to the commencement of fieldwork activities Stantec made the following preparations:

- Stantec obtained an Underground Service Alert (USA) ticket number prior to commencement of drilling activities.
- In accordance with federal OSHA regulations (29 CFR, Section 1910.120), Stantec developed a site-specific Health and Safety Plan (HASP) for the Property. All Stantec personnel and subcontractors associated with the project were required to be familiar with, and comply with, all provisions of the HASP.

6.2 INVESTIGATION

To evaluate the aforementioned RECs and data gap above, Stantec performed a Phase II ESA, between March 25 and 27, 2024, that consisted of a soil and soil vapor assessment on the Subject Property. The scope of work performed included the advancement of 12 soil borings (HA-1 through HA-12) to a maximum depth of approximately 3 feet below ground surface (bgs) to assess the Property for OCPs and lead and arsenic. In addition, three soil borings (SVB-1 through SVB-3) were drilled to a maximum depth of approximately 5.5 feet bgs. Soil vapor probes were set in three soil borings (SVB-1 through SVB-3) at 5-feet bgs. The locations of the soil vapor borings were along the western perimeter to evaluate the potential off-site release from the upgradient former dairy farms with former USTs.

The soil vapor samples were collected on March 27th, 2024 and were submitted for analysis for Methane and Fixed Gases by ASTM D1946 and VOCs by EPA Test Method 8260B.

6.3 SOIL VAPOR SAMPLING

Subsurface soil vapor sampling was performed in accordance with the July 2015 Department of Toxic Substances Control (DTSC) “Advisory - Active Soil Gas Investigations” (DTSC Advisory).

All of the soil vapor borings were advanced using a hand auger to 5.5-ft bgs. Following the advancement of each boring, the sample probes were constructed with a 10-inch sampling screen set across the sampling interval. Each of the sampling screens were connected to the ground surface via dedicated Nylaflow ® nylon tubing. The annulus around the exposed probe tip was backfilled with a silica sand filter pack to an elevation of about six inches above the sampling screen. Above the filter pack, a 6 to 12-inch transition zone was constructed using dry bentonite granules. From that point to ground surface, hydrated bentonite granules were utilized to seal the annular space. At the surface, the exposed nylon tubing was capped with tight fitting plastic endcaps and labeled to indicate sampling depth. The soil vapor sample probes were allowed to equilibrate for a minimum of 48 hours prior to leak testing and sample collection.

Prior to vapor sample collection from each probe, a shut-in test was performed that consisted of an above-ground apparatus of valves, line, and fitting located downstream from the top of the probe. The line was evacuated to a measured vacuum and the vacuum was shut in with closed valves on opposite ends of the sampling train. A vacuum gauge connected to the line was observed for any signs of a loss in vacuum.

As specified in the DTSC Advisory a default purge of 3 volumes of the sampling system was performed prior to sample collection. This process included purging the sampling system (tubing, sample screen, and void space of sand pack and dry bentonite) using a flow rate between 100 and 200 milliliters per minute (ml/min) while maintaining a low vacuum of 100 inches of water or less. The soil vapor samples were collected by a laboratory chemist and analyzed by an off-site laboratory for chemical analysis. All vapor samples collected were analyzed for Methane and Fixed Gases by ASTM D1946 and VOCs by EPA Method 8260B.

During soil vapor sampling a leak check was performed using isopropanol (IPA) as the tracer compound. The tracer compound was applied to a clean rag and situated around the sampling point and fittings to evaluate seal integrity. Seal integrity was confirmed by the absence of the tracer compound in the collected samples.

6.4 LABORATORY TESTING PROGRAM

Soil samples collected from the 1-ft interval during this investigation were analyzed for OCPs by EPA Method 8081A; and the metals lead and arsenic by EPA Method 6010B by Jones Environmental Inc. (JEI), located in Santa Fe Springs, California.

Soil vapor samples collected during this investigation were analyzed for Methane and Fixed Gases by ASTM D1946 and VOCs by USEPA Test Method 8260B by an off-site laboratory operated by ones Environmental Inc. (JEI), located in Santa Fe Springs, California.

All samples collected during this investigation were transported under chain-of-custody protocols and analyzed by certified for hazardous waste testing by the California State Water Resources Control Board

Environmental Laboratory Accreditation Program (ELAP). Complete laboratory reports, including QA/QC documentation is included in Appendix G.

6.5 INVESTIGATION RESULTS

6.5.1 FIELD OBSERVATIONS

Soils encountered during the investigation consisted largely of silt and clay with large cobbles. Groundwater was not encountered in any of the boreholes. No staining or odors were observed in any of the boreholes.

6.5.2 Soil Analytical Results

The results of the completed assessment reported one minor detections of the OCP 4,4'-DDE at 0.0173 milligrams per kilogram (mg/kg). This detection of 4,4'-DDE is below the United States Environmental Protection Agency (USEPA) Regional Screening Level (RSL) of 2.0 mg/kg and below the hazardous waste level of 1.0 mg/kg used for waste disposal. There were no other detections of OCPs above their corresponding laboratory reporting limits.

There were two detections of arsenic reported at concentrations of 5.5 and 5.0 mg/kg which exceeded regulatory thresholds for residential soil set at 0.11 mg/kg. However, arsenic occurs naturally in California at levels up to 12 mg/kg, therefore exceeding the regulatory threshold. The State of California uses the background level of 12 mg/kg as the cleanup standard for arsenic. Therefore, the arsenic concentrations were detected below the regulatory cleanup levels. Lead was detected in all 15 soil samples at concentrations ranging from 2.0 to 8.6 mg/kg and concentrations were below regulatory thresholds for residential soil set at 80 mg/kg. Therefore, the historical agricultural use of the Subject Property is not considered a REC and no further assessment is recommended concerning is issue.

6.5.3 Soil Vapor Analytical Results

Laboratory analytical test results from this assessment are attached as Appendix G. The laboratory test results from this phase of investigation are discussed below and soil vapor results were compared to the more conservative value between the Department of Toxic Substance Control (DTSC) HERO Note 3 screening level for residential sites (DTSC, 2022), and the United States Environmental Protection Agency (USEPA) Regional Screening Levels (RSLs) for commercial sites (USEPA, 2021), using both the official attenuation factor (AF) of 0.001 used for risk evaluations and the screening-level/guidance AF of 0.03. All soil vapor probe locations from this assessment are presented on Figure 2.

Soil vapor results showed minor detections of volatile organic compounds below their respective residential screening levels when applying the most conservative attenuation factor (AF) of 0.03 with the exception of benzene and chloroform. Benzene was reported at 5.0 ug/m3 and chloroform was reported at 9 ug/m3 in soil vapor sample SVB-1 which is above their respective residential screening levels of 3.23 and 4.0 ug/m3 when applying the most conservation attenuation factor of 0.03. However, the concentrations are below

their respective residential screening levels of 97 and 120 ug/m3 when applying the attenuation factor of 0.001 which is used to evaluate risk. There were no other detections above the laboratory reporting limits (*i.e.*, the results were "non-detect") for any other VOCs in any of the soil vapor samples. Additionally, no methane was detected in any of the soil vapor samples collected.

6.1 PHASE II ESA CONCLUSIONS AND RECOMMENDTAIONS

Based on the results of Stantec subsurface assessment, historical agricultural use of the Subject Property and the upgradient dairy farms with the former USTs are no longer considered a REC and no further assessment or remedial action is warranted.

Based on the results of Stantec subsurface assessment, historical agricultural use of the Subject Property is not considered a REC. Additionally, the minor impacts to the subsurface of the Subject Property from the former auto service operations and off-site dry-cleaning/fuel stations appear to be *de minimis* and no further assessment or remedial action appears to be warranted at this time.

7.0 EVALUATION

This section provides a summary overview of or Findings, Opinions, and Conclusions.

7.1 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.

- Historical records indicate that the Subject Property and vicinity were historically utilized for agricultural purposes between the 1930s and 1960s. Based on the historical agricultural use, pesticides and or herbicides may have been utilized on the Subject Property and near-surface soils may have potentially contained these compounds. The Subject Property has not been fully redeveloped subsequent to agricultural use, and all surface soils have likely not been reworked. Therefore, the historical agricultural use of the Subject Property is considered to represent a REC for the Subject Property.

  To evaluate the aforementioned REC, Stantec performed a Phase II ESA, between March 25 and 27, 2024, that consisted of a soil and soil vapor assessment on the Subject Property. The results of that assessment are discussed above in Section 6.0.

  Based on the results of the soil sampling, Stantec concludes that the historical agricultural use does not represent a REC or a human health risk in light of the contemplated residential redevelopment of the Subject Property. No further investigation appears to be warranted.

- A historical dairy farm operation, located at 8301 Archibald Avenue approximately 125 west southwest upgradient to the Subject Property, is listed as having two historic 1,000-gallon USTs containing diesel and unleaded fuel. The status of the USTs is not reported. The site also is listed as having an animal waste discharge permit from at least 1979 to 2002. Given this site is upgradient and there is no information regarding UST status, this represents a potential vapor encroachment condition (VEC) and is considered a REC for the Subject Property.

  To evaluate the aforementioned REC, Stantec performed a Phase II ESA, between March 25 and 27, 2024, that consisted of a soil and soil vapor assessment on the Subject Property. The results of that assessment are discussed above in Section 6.0.

  Based on the results of the soil vapor sampling, Stantec concludes that the historical dairy farm operations and USTs do not represent a VEC/REC or a human health risk in light of the contemplated residential redevelopment of the Subject Property. No further investigation appears to be warranted.

- A historic dairy farm/fertilizer operation, located at 8247 Archibald Avenue approximately 224 feet northwest upgradient to the Subject Property, is listed as having two historic 3,000-gallon USTs containing diesel and unleaded fuel. The status of the USTs is listed as active. The site also is listed as a historical composting facility of agricultural sludge waste. A cleanup/abatement order was issued at the site in 1987; no details are provided regarding the incident. Given this site is upgradient and there is no information regarding UST status, this represents a VEC and is considered a REC for the Subject Property.

  To evaluate the aforementioned REC, Stantec performed a Phase II ESA, between March 25 and 27, 2024, that consisted of a soil and soil vapor assessment on the Subject Property. The results of that assessment are discussed above in Section 6.0.

  Based on the results of the soil vapor sampling, Stantec concludes that the historical dairy farm operations and USTs do not represent a VEC/REC or a human health risk in light of the contemplated residential redevelopment of the Subject Property. No further investigation appears to be warranted.

- Subject Property structures were constructed circa at least 1970s, and the presence of asbestos-containing materials (ACMs) and lead-based paint (LBP) is possible. It is recommended that an ACM and LBP survey be conducted prior to redevelopment in accordance with applicable federal and local regulations.

7.2 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.

Gap	Discussion
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.

7.3 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:

- Subject Property structures were constructed circa at least 1970s, and the presence of asbestos-containing materials (ACMs) and lead-based paint (LBP) is possible. It is recommended that an ACM and LBP survey be conducted prior to redevelopment in accordance with applicable federal and local regulations.

8.0 NON-SCOPE CONSIDERATIONS

The following ASTM E1527-13 non-scope services were performed as part of this Phase I ESA:

8.1 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.

Construction Date	Residential (Yes/No)	Observed Condition of Painted Surfaces
1970s	Yes	No structures are present on the Subject Property. An LBP survey is recommended prior to redevelopment.

8.2 ASBESTOS

Asbestos can be found in many applications, including sprayed-on or blanket-type insulation, pipe wraps, mastics, floor and ceiling tiles, wallboard, mortar, roofing materials, and a variety of other materials commonly used in construction. The greatest asbestos-related human health risks are associated with friable asbestos, which is ACM that can be reduced to powder by hand pressure. Friable asbestos can become airborne and inhaled, which has been associated with specific types of respiratory disease. The manufacturing and use of asbestos in most building products was curtailed during the late 1970s.

The Subject Property was developed circa 1970s; an ACM survey is recommended prior to redevelopment.

8.3 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.

8.4 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.

9.0 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, 2024, 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, 2024, GeoTracker.

California State Department of Water Resources SGMA Portal (SGMA), 2024, GeoTracker.

Environmental Data Resources, Inc. (EDR), 2024. EDR Radius Map with Geocheck, Inquiry Number 7586606.2s, dated March 5, 2024.

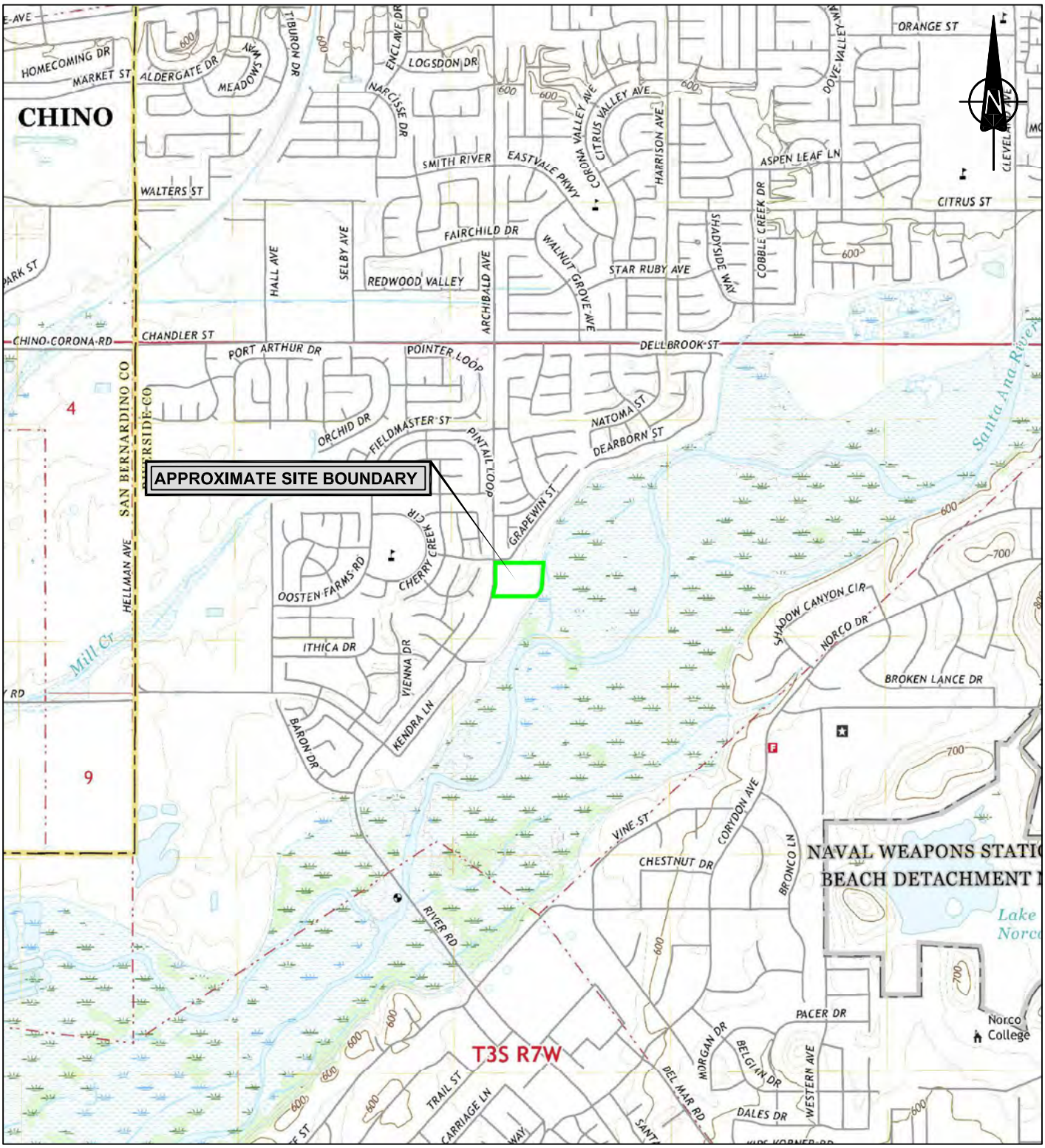
_____, Certified Sanborn Map Report, Inquiry Number 7586606.3, dated March 5, 2024.

_____, Historical Topographic Map Report, Inquiry Number 7586606.4, dated March 5, 2024.

_____, Aerial Photo Decade Package, Inquiry Number 7586606.8, dated March 5, 2024.

_____, City Directory Abstract, Inquiry Number 7586606.5 dated March 5, 2024.

FIGURES



0 2500 5000 7500 ft

SCALE : AS SHOWN

NOTE: THIS DRAWING ILLUSTRATES SUPPORTING INFORMATION SPECIFIC TO A STANTEC SERVICES INC. REPORT AND MUST NOT BE USED FOR OTHER PURPOSES.

SUBJECT PROPERTY LOCATION MAP

PHASE I ENVIRONMENTAL SITE ASSESSMENT

APNS 130-070-15; 130-080-004; AND 130-070-021, EASTVALE, CALIFORNIA 92880

Client:	WARMINGTON RESIDENTIAL

Project No.:	185806478
Scale:	AS SHOWN
Date:	24/03/19
Dwn. By:	CD OK SC2024030024
App'd By:	KE

Fig. No.: 1

Stantec

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N

LEGEND

SITE BOUNDARY

0 75 150 225FT

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

APNS 130-070-15; 130-080-004; AND 130-070-021, EASTVALE, CALIFORNIA 92880

ent:	WARMINGTON RESIDENTIAL
Project No.:	185806478
Scale:	AS SHOWN
Date:	24/03/19
Dwn. By:	CD OK SC2024030025
App'd By:	KE
Fig. No.:	2

Stantec

APPENDICES

APPENDIX A
PHOTOGRAPHS OF THE PROPERTY AND VICINITY



Photo #1 View of gate and asphalt driveway in the northern portion of Subject Property.



Photo #2 View of driveway in southern portion of Subject Property.



Photo #3 View of northwestern portion of Subject Property.



Photo #4 View of barn in the northwestern portion of Subject Property.



Photo #5 View of tractor adjacent to barn in the northern portion of Subject Property.



Photo #6 View of soccer field in the northern central portion of Subject Property.



Photo #7 View of vacant land in the northeastern portion of Subject Property.



Photo #8 View of cattle pens in the central portion of Subject Property.



Photo #9 View of cattle pen in the western portion of Subject Property.



Photo #10 View of residential housing in the northeastern portion of Subject Property.



Photo #11 View of residential housing in the eastern portion of Subject Property.



Photo #12 View of animal stalls and poolhouse in the southern portion of Subject Property.



Photo #13 View of additional stalls in the southern portion of Subject Property.



Photo #14 Interior view of pool house in the southeastern portion of Subject Property.



Photo #15 View of debris and shed in the southeastern portion of Subject Property.



Photo #16 Interior view of storage shed in the southeastern portion of Subject Property.



Photo #17 Additional view of pool house in the southeastern portion of Subject Property.



Photo #18 View of pool in the southeastern portion of Subject Property.



Photo #19 View of water tank debris in the southeastern portion of Subject Property.



Photo #20 View of trucks stored in the southeastern portion of Subject Property.



Photo #21 View of farm equipment in the southern portion of Subject Property.



Photo #22 View of air conditioner units in the eastern portion of Subject Property.



Photo #23 View of garden in the eastern portion of Subject Property.



Photo #24 View of storage tank form the southern Subject Property boundary.



Photo #25 View of recreational vehicle from the southern Subject Property boundary.



Photo #26 View of residential housing in the southern portion of Subject Property.



Photo #27 View of animal pens from the southern Subject Property boundary.



Photo #28 View of soil piles in the southern portion of Subject Property.



Photo #29 View of storage tank in the southern portion of Subject Property.



Photo #30 View of church south of Subject Property.



Photo #31 View of residential housing and Archibald Avenue west of Subject Property.



Photo #32 View of residential housing and Grapewin Road north of Subject Property.



Photo #33 View of Gapewin Road and Eastvale trail north of Subject Property.



Photo #34 View of unit in residential property adjacent to Subject Property in the north.



Photo #35 View Santa Ana River east of Subject Property.

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-Y8DCIDCLGTUJIKA38P7HZBZ_GBRYNF_TUB29RAQDXBS

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 - Grapewin_____

Property Address(es): 8312 Grapewin Street and 8330 Archibald Ave_____

City: Eastvale_____State CA__Zip 92880_____

Property Owner Name: _____

Property Owner Phone #: _____

2. Contact For Site Access

Name: _____

Company/Organization/Title: _____

Phone # _____ E-Mail Address: _____

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-Y8DCIDCLGTUJIKA38P7HZBZ_GBRYNF_TUB29RAQDXBS

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-Y8DCIDCLGTUJIKA38P7HZBZ_GBRYNF_TUB29RAQDXBS

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: Project Manager

Date: 3/7/24



First American Title™

First American Title Company

1250 Corona Pointe Court, Suite 200
Corona, CA 92879

Mickie Sponaugle
Warmington Residential California
3090 Pullman Street
Costa Mesa, CA 92626

Customer Reference:

Order Number: NHSC-7078065 (RA)

Title Officer: Ryan Achterberg
Phone: (949)299-4950
Fax No.: (714)824-5946
E-Mail: rachterberg@firstam.com

Buyer:
Property: 8312 Grapewin Street
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 January 16, 2024 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:

ABG GROUP, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

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 2024-2025, a lien not yet due or payable.

2. General and special taxes and assessments for the fiscal year 2023-2024.

First Installment:	$21,083.19, PAID
Penalty:	$0.00
Second Installment:	$21,083.19, OPEN
Penalty:	$0.00
Tax Rate Area:	027-002
A. P. No.:	130-070-021

The County Tax Collector could not verify the amounts shown above at this time. Please verify the amounts with the County Tax Collector prior to the close of the contemplated transaction.

3. Supplemental taxes for the year 2021-2022 assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

First Installment:	$ 4,079.30, DELINQUENT
Penalty:	$ 407.93

Second Installment:	$ 4,079.30, DUE
Penalty:	$ 0.00
Tax Rate Area:	027-002
A. P. No.:	130-070-021

4. Supplemental taxes for the year 2022-2023 assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

First Installment:	$ 16,231.73, DELINQUENT
Penalty:	$ 1,623.17
Second Installment:	$ 16,231.73, DUE
Penalty:	$ 0.00
Tax Rate Area:	027-002
A. P. No.:	130-070-021

5. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

6. Mutual Rights Of Way Reserved To The Stearns Ran Cho Company And The Jurupa Land And Water Company, Their Successors Or Assigns, For Ditches, Canals Or Pipelines As May Be Deemed Necessary Or Proper By Said Parties For The Proper Irrigation Of Any Other Lands In The Jurupa Rancho, Or For The Supplying Of The Main Canal With Water, Provided, However, That Such Ditches Shall When Practicable Follow The Line Of The Surveyed Subdivisions Of The Jurupa Rancho, Recorded In Book 104 Page 322 Of Deeds, Records Of San Bernardino County, California, 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, Records Of Riverside County, California.

   The location of the easement cannot be determined from record information.

7. Any facts, rights, interests or claims that may exist or arise by reason of matters, if any, disclosed by that certain Record of Survey filed in book 89, page 91 through 95 .

8. Any facts, rights, interests or claims that may exist or arise by reason of matters, if any, disclosed by that certain Record of Survey filed in book 93, page 83 through 93 .

9. Covenants, conditions, restrictions and easements in the document recorded June 03, 1939 as Book 415, page 581 of Official Records, which provide that a violation thereof shall not defeat or render invalid the lien of any first mortgage or deed of trust made in good faith and for value, but deleting any covenant, condition, or restriction, if any, indicating a preference, limitation, or discrimination based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, handicap, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, to the extent that such covenants, conditions or restrictions violate applicable state or federal laws. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

10. Covenants, conditions, restrictions and easements in the document recorded June 20, 1939 as Book 420, page 342 of Official Records, which provide that a violation thereof shall not defeat or render invalid the lien of any first mortgage or deed of trust made in good faith and for value, but deleting any covenant, condition, or restriction, if any, indicating a preference, limitation, or discrimination based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, handicap, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, to the extent that such covenants, conditions or restrictions violate applicable state or federal laws. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

11. Covenants, conditions, restrictions and easements in the document recorded October 20, 1942 as Book 559, page 201 of Official Records, which provide that a violation thereof shall not defeat or render invalid the lien of any first mortgage or deed of trust made in good faith and for value, but deleting any covenant, condition, or restriction, if any, indicating a preference, limitation, or discrimination based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, handicap, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, to the extent that such covenants, conditions or restrictions violate applicable state or federal laws. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

12. Intentionally Deleted

13. Intentionally Deleted

14. Rights of the public in and to that portion of the Land lying within any Road, Street, Alley or Highway.

15. Water rights, claims or title to water, whether or not shown by the Public Records.

16. 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:

17. With respect to ABG GROUP, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY:
    a. A copy of its operating agreement or similar document and any amendments thereto;
    b. A official copy of its articles of organization or similar incorporation document and any corrections, amendments or restatements thereto;
    c. Evidence that the limited liability company is properly formed and is in good standing in the state of its domicile;
    d. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

18. 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. According to the latest available equalized assessment roll in the office of the county tax assessor, there is located on the land a(n) SINGLE FAMILY RESIDENCE known as 8312 GRAPEWIN STREET, EASTVALE, CALIFORNIA.

2. 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:

   A document recorded March 16, 2022 as INSTRUMENT NO. 2022-0128418 of Official Records.

   From: JOANNE L. PEACOCK, A WIDOW AND BRADLEY BURT PEACOCK AND SUSAN JEAN PEACOCK, HUSBAND AND WIFE, ALL AS JOINT TENANTS
   To: ABG GROUP, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

3. 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.

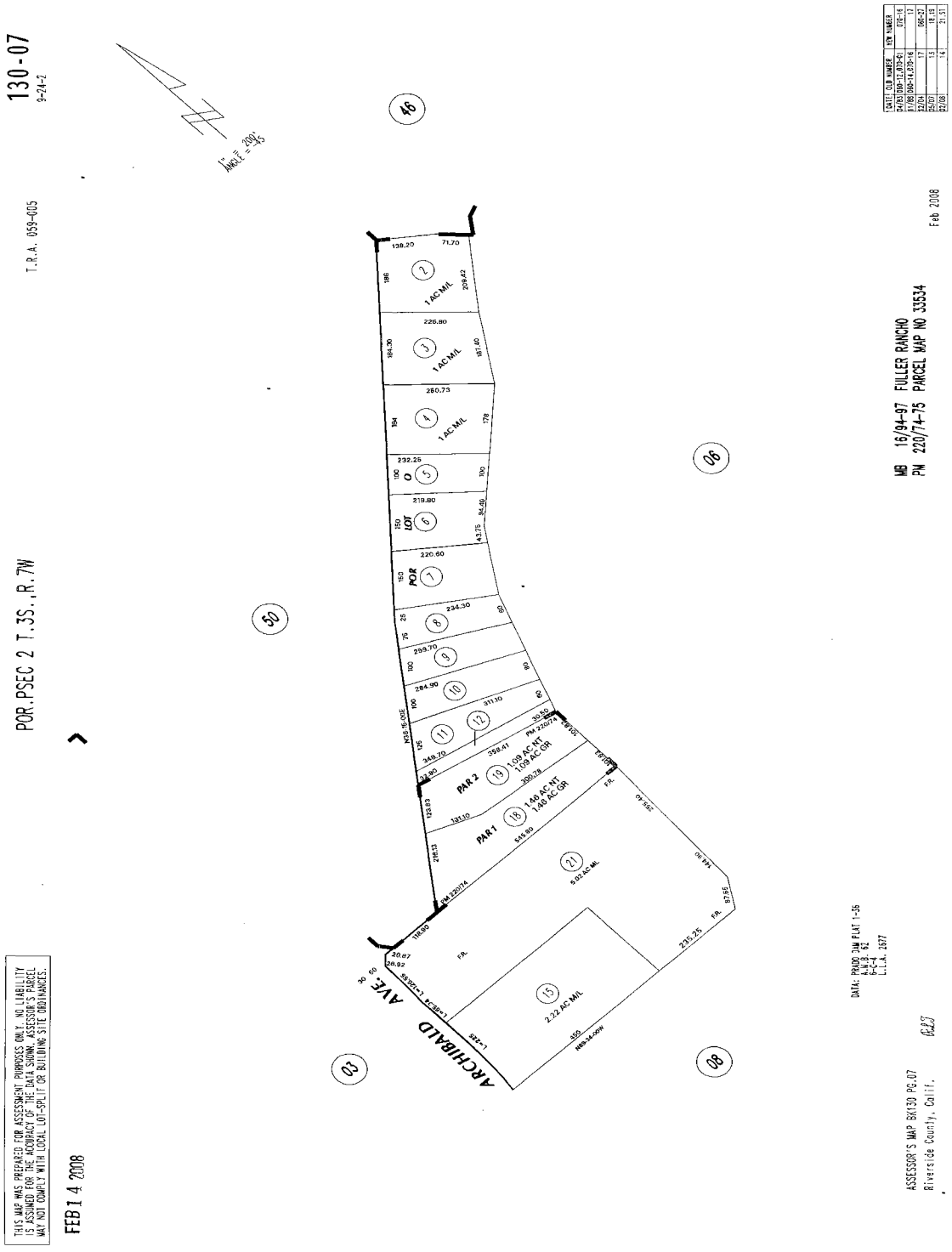
LEGAL DESCRIPTION

Real property in the City of Eastvale, County of Riverside, State of California, described as follows:

PARCEL 1: THAT PORTION OF LOT "O" OF FULLER RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 16 PAGE(S) 94 TO 97 INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, AND POINT ALSO BEING THE SOUTHEAST CORNER OF LOT "M" OF SAID FULLER RANCHO; THENCE SOUTH 0° 09' 19" EAST, 623.4 FEET; THENCE SOUTH 40° 45' WEST, 974.3 FEET; THENCE SOUTH 36° 15' WEST, 772.8 FEET; THENCE NORTH 89° 34' WEST, 192.9 FEET TO A POINT ON THE EAST LINE OF ARCHIBALD AVENUE; THENCE SOUTH 0° 02' EAST, ALONG SAID EAST LINE OF ARCHIBALD AVENUE 225 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89° 34' EAST 723.58 FEET; THENCE SOUTH 0° 58' WEST, 144.9 FEET; THENCE SOUTH 23° 59' WEST, 87.55 FEET; THENCE NORTH 89° 34' WEST, 685.24 FEET TO A POINT ON SAID EAST LINE OF ARCHIBALD AVENUE; THENCE NORTH 0° 02' WEST, ALONG SAID EAST LINE OF ARCHIBALD AVENUE 225 FEET TO THE TRUE POINT OF BEGINNING; EXCEPT THE WESTERLY 450 FEET THEREOF, THE EASTERLY LINE OF SAID LOT 450 FEET BEING PARALLEL WITH THE EAST LINE OF ARCHIBALD AVENUE.

PARCEL 2: THAT PORTION OF LOT "O" OF FULLER RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 16 PAGE(S) 94 TO 97, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT "M" OF SAID FULLER RANCHO; THENCE SOUTH 0° 09' 19" EAST, 623.4 FEET; THENCE SOUTH 40° 45' WEST 979.3 FEET; THENCE SOUTH 36° 15' WEST, 772.8 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89° 34' EAST, 545.84 FEET; THENCE SOUTH 3° 51' WEST, 225.4 FEET; THENCE NORTH 89° 34' WEST, 723.58 FEET TO A POINT ON THE EAST LINE OF ARCHIBALD AVENUE; THENCE NORTH 0° 02' WEST, ALONG SAID EAST LINE OF ARCHIBALD AVENUE, 225 FEET; THENCE SOUTH 89° 34' EAST, 192.9 FEET TO THE TRUE POINT OF BEGINNING; EXCEPT THAT PORTION AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED JUNE 15, 1965 AS INSTRUMENT NO. 69094 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. PARCELS 1 AND 2 ABOVE ARE ALSO SHOWN AS PORTIONS OF LOTS 13 AND 14 OF ASSESSORS MAP NO. 62.

APN: 130-070-021


130-07
9-24-2
T.R.A. 059-005
POR.PSEC 2 T.3S.,R.7W
ANGLE = 209°45'
46
50
08
03
08
MB 16/94-97 FULLER RANCHO
PM 220/74-75 PARCEL MAP NO 33534
Feb 2008
DATE OF NUMBER
04/03 (100-12.875=6)
11/05 (100-14.875=6)
12/04
05/07
07/08
PAR 1
PAR 2
1 AC M/L
1.09 AC NT
1.09 AC GR
1.48 AC NT
1.48 AC GR
5.97 AC M/L
2.22 AC M/L
ARCHIBALD AVE.
DATA: PRADO DAM PLAT 1-36
A.L.T.A.
9-24
L.L.A. 2577
ASSESSOR'S MAP BK130 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.
FEB 14 2008

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.



First American Title™

First American Title Company

1250 Corona Pointe Court, Suite 200
Corona, CA 92879

Mickie Sponaugle
Warmington Residential California
3090 Pullman Street
Costa Mesa, CA 92626

Customer Reference:	Eastvale II
Order Number:	NHSC-7082128 (RA)
Title Officer:	Ryan Achterberg
Phone:	(949)299-4950
Fax No.:	(714)824-5946
E-Mail:	rachterberg@firstam.com

Buyer:

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 January 30, 2024 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:

ONESIMO CORONEL AND SILVIA CORONEL, TRUSTEES, OR THEIR SUCCESSORS IN INTEREST, OF THE ONESIMO AND SILVIA CORONEL FAMILY TRUST DATED SEPTEMBER 28, 2022, AND ANY AMENDMENTS THERETO, SUBJECT TO EXCEPTION NO. 21

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 2024-2025, a lien not yet due or payable.

2. General and special taxes and assessments for the fiscal year 2023-2024.

First Installment:	$1,032.80, PAID
Penalty:	$0.00
Second Installment:	$1,032.80, OPEN
Penalty:	$0.00
Tax Rate Area:	027-002
A. P. No.:	130-070-015

(Affects Portion of the land)

3. General and special taxes and assessments for the fiscal year 2023-2024.

First Installment:	$422.87, PAID
Penalty:	$0.00
Second Installment:	$422.87, OPEN
Penalty:	$0.00
Tax Rate Area:	027-002
A. P. No.:	130-080-004

(Affects Portion of the land)

4. The Land lies within the boundaries of proposed community facilities District No. 2, as disclosed by a map filed February 17, 1999 in Book 44, Page 82 of maps of assessment and community facilities districts and recorded February 17, 1999 as Instrument No. 061918 of Official Records.

5. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

6. MUTUAL RIGHTS OF WAY RESERVED TO THE STEARNS RANCHO COMPANY AND THE JURUPA LAND AND WATER COMPANY, THEIR SUCCESSORS OR ASSIGNS, FOR DITCHES, CANALS OR PIPELINES AS MAY BE DEEMED NECESSARY OR PROPER BY SAID PARTIES FOR THE PROPER IRRIGATION OF ANY OTHER LANDS IN THE JURUPA RANCHO, OR FOR THE SUPPLYING OF THE MAIN CANAL WITH WATER, PROVIDED, HOWEVER, THAT SUCH DITCHES SHALL WHEN PRACTICABLE FOLLOW THE LINE OF THE SURVEYED SUBDIVISIONS OF THE JURUPA RANCHO, RECORDED IN BOOK 104 PAGE 322 OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, AND BY DEEDS RECORDED JULY 24, 1897 IN BOOK 31 PAGE 337, MARCH 2, 1899 IN BOOK 69 PAGE 250, APRIL 1902 IN BOOK 142 PAGE 101, JANUARY 8, 1906 IN BOOK 216 PAGE 4 ALL OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

   The location of the easement cannot be determined from record information.

7. Covenants, conditions, and restrictions in the document recorded JUNE 3, 1939 as BOOK 415, PAGE 581 of Official Records, which provide that a violation thereof shall not defeat or render invalid the lien of any first mortgage or deed of trust made in good faith and for value, but deleting any covenant, condition, or restriction, if any, indicating a preference, limitation, or discrimination based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, handicap, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, to the extent that such covenants, conditions or restrictions violate applicable state or federal laws. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

8. A deed of trust to secure an original indebtedness of $83,000.00 recorded JANUARY 16, 1991 as INSTRUMENT NO. 18440 of official records.

Dated:	JANUARY 8, 1991
Trustor:	ROLAND LACOMPTE AND ROSE LACOMPTE, HUSBAND AND WIFE
Trustee:	FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION
Beneficiary:	RALPH V. BEELER, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY

According to the public records, the beneficial interest under the deed of trust was assigned to RALPH V. BEELER AND JEANNE L. BEELER, TRUSTEES OF THE BEELER REVOCABLE TRUST AGREEMENT, DATED MAY 14, 1996 by assignment recorded December 09, 1996 as INSTRUMENT NO. 463778 and also recorded on December 09, 1996 as INSTRUMENT NO. 463779 of official records.

a. If this deed of trust is to be eliminated in the policy or policies contemplated by this report/commitment, the company will require the following for review prior to the recordation of any documents or the issuance of any policy of title insurance:
   i. Original note and deed of trust.
   ii. Payoff demand statement signed by all present beneficiaries.
   iii. Request for reconveyance or substitution of trustee and full reconveyance must be signed by all present beneficiaries and must be notarized by a First American approved notary.

b. If the payoff demand statement or the request for reconveyance is to be signed by a servicer, we will also require a full copy of the loan servicing agreement executed by all present beneficiaries.

c. If any of the beneficial interest is presently held by trustees under a trust agreement, we will require a certification pursuant to Section 18100.5 of the California Probate Code in a form satisfactory to the Company.

9. A deed of trust to secure an original indebtedness of $42,927.77 recorded DECEMBER 22, 1992 as INSTRUMENT NO. 486267 of official records.

Dated:	DECEMBER 21, 1992
Trustor:	ONESIMO CORONEL, A SINGLE MAN
Trustee:	ONTARIO ESCROW SERVICE, A CALIFORNIA CORPORATION
Beneficiary:	ROLAND LACOMPTE AND ROSE LACOMPTE, HUSBAND AND WIFE AS JOINT TENANTS

A document recorded February 14, 1995 as Instrument No. 045500 of Official Records provides that FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION was substituted as trustee under the deed of trust.

According to the public records, the beneficial interest under the deed of trust has been assigned to RALPH V. BEELER AND JEANNE L. BEELER HUSBAND AND WIFE, TRUSTEES OF THE BEELER REVOCABLE TRUST, DATED MAY 14, 1996 TO ELIZABETH LA COMPTE, ROLAND LA COMPTE II, AND ROSECHELLE LA COMPTE, SUCCESSOR TRUSTEES OF THE ROSARIO TENIENTE LA COMPTE LIVING TRUST DATED JANUARY 30, 1998 by various assignments, the last of which was recorded January 26, 1999 as Instrument No. 029523 of Official Records.

a. If this deed of trust is to be eliminated in the policy or policies contemplated by this report/commitment, the company will require the following for review prior to the recordation of any documents or the issuance of any policy of title insurance:
   i. Original note and deed of trust.
   ii. Payoff demand statement signed by all present beneficiaries.
   iii. Request for reconveyance or substitution of trustee and full reconveyance must be signed by all present beneficiaries and must be notarized by a First American approved notary.

b. If the payoff demand statement or the request for reconveyance is to be signed by a servicer, we will also require a full copy of the loan servicing agreement executed by all present beneficiaries.

c. If any of the beneficial interest is presently held by trustees under a trust agreement, we will require a certification pursuant to Section 18100.5 of the California Probate Code in a form satisfactory to the Company.

The effect of a document entitled "SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE", recorded May 19, 2017 as Instrument No. 2017-0202199 of Official Records.

Note: The Company will require satisfactory proof of full payment of the debt secured by said mortgage or deed of trust prior to removing this exception or insuring the contemplated transaction.

10. The effect of a map purporting to show the land and other property, filed BOOK 89, PAGES 91 THROUGH 93 of Record of Surveys.

11. The terms and provisions contained in the document entitled CERTIFICATE OF COMPLIANCE AND WAIVER OF PARCEL MAP recorded MAY 28, 1993 as INSTRUMENT NO. 201682 of Official Records.

12. The effect of a map purporting to show the land and other property, filed BOOK 91, PAGES 76 AND 77 of Record of Surveys.

13. The terms and provisions contained in the document entitled RESOLUTION 94-378, APPROVED BY THE BOARD OF SUPERVISORS FOR THE COUNTY OF RIVERSIDE, APPROVING THE ESTABLISHMENT OF THE MIRA LOMA ROAD AND BRIDGE BENEFIT DISTRICT, AND ESTABLISHING THE FEE SCHEDULE FOR APPROVED THOROUGHFARES AND BRIDGES recorded DECEMBER 19, 1994 as INSTRUMENT NO. 470555 of Official Records.

14. The effect of a map purporting to show the land and other property, filed BOOK 93, PAGES 83 THROUGH 88 of Record of Surveys.

15. The terms and provisions contained in the document entitled RESOLUTION NO. 98-025 recorded January 14, 1999 as INSTRUMENT NO. 015123 of Official Records.

16. Any lien, assessment, and/or violation or enforcement of any law, ordinance, permit or governmental regulation arising from the document entitled NOTICE OF NONCOMPLIANCE recorded January 23, 2002 as INSTRUMENT NO. 2002-037630 of Official Records.

17. An easement for PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES and incidental purposes, recorded September 26, 2007 as INSTRUMENT NO. 2007-0602326 of Official Records.
In Favor of: COUNTY OF RIVERSIDE, A POLITICAL SUBDIVISION
Affects: as described therein

18. The effect of a document entitled "TRUST TRANSFER DEED", recorded October 03, 2022 as INSTRUMENT NO. 2022-0415628 of Official Records.

The requirement the document is re-recorded to include a complete and correct legal description.

19. Any right, title or interest of the spouse (if any) of ONESIMO CORONEL.

20. Rights of the public in and to that portion of the Land lying within any Road, Street, Alley or Highway.

21. Water rights, claims or title to water, whether or not shown by the Public Records.

22. Rights of parties in possession.

23. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS survey.

24. A deed from the spouse (if any) of ONESIMO CORONEL be recorded in the public records, or the joinder of the spouse named herein on any conveyance, encumbrance or lease to be executed by said married person.
The deed should contain the following statement:
"It is the express intent of the grantor, being the spouse of the grantee, to convey all right, title and interest of the grantor, community or otherwise, in and to the herein described property to the grantee as his/her sole and separate property."

Prior to the issuance of any policy of title insurance, the Company will require:

25. With respect to the trust referred to in the vesting:
a. A certification pursuant to Section 18100.5 of the California Probate Code in a form satisfactory to the Company.
b. Copies of those excerpts from the original trust documents and amendments thereto which designate the trustee and confer upon the trustee the power to act in the pending transaction.
c. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

26. 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. The property covered by this report is vacant land.

2. 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:

   A document recorded October 03, 2022 as Instrument No. 2022-0415628 of Official Records.

   From: ONESIMO CORONEL, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY (WHO ACQUIRED TITLE AS A SINGLE MAN
   To: ONESIMO CORONEL AND SILVIA CORONEL, TRUSTEES, OR THEIR SUCCESSORS IN INTEREST, OF THE ONESIMO AND SILVIA CORONEL FAMILY TRUST DATED SEPTEMBER 28, 2022, AND ANY AMENDMENTS THERETO

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

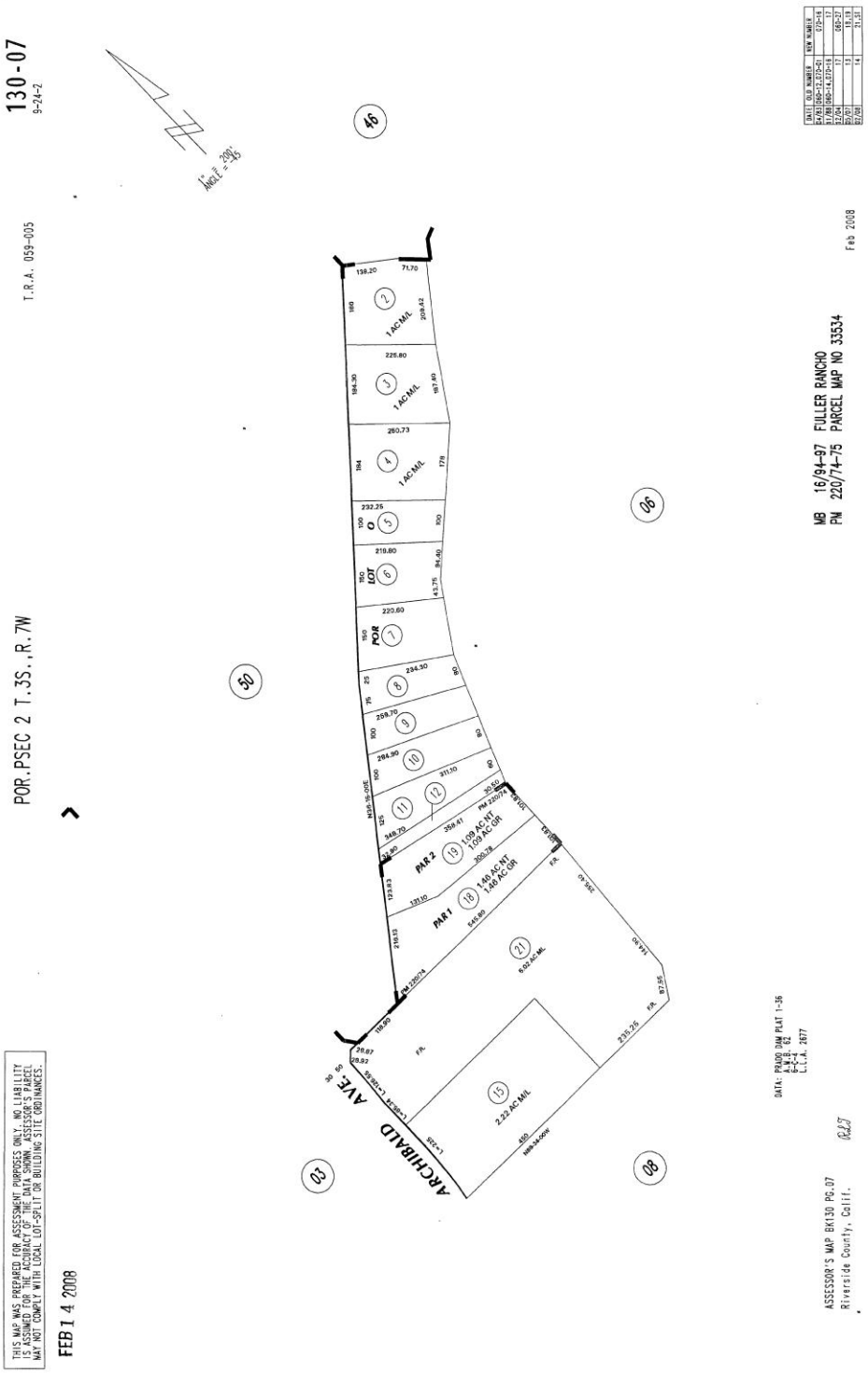
Real property in the City of Eastvale, County of Riverside, State of California, described as follows:

That Portion of Lot O of Fuller Rancho, as shown by map on file in Book 16, Pages 94 to 97, inclusive, of Maps, records of Riverside County, California, described as follows:

Commencing at the Southeast corner of the Northwest Quarter of the Northwest Quarter of Section 2, Township 3 South, Range 7 West, San Bernardino Base and Meridian, according to the Official Plat thereof, said point being the Southeast corner of Lot M of Fuller Rancho;
thence South 0° 09' 19" East, 623.4 feet;
thence South 40° 45' West 979.3 feet;
thence South 36° 15' West, 432.9 feet;
thence continuing South 36° 15' West, 339.9 feet;
thence North 89° 34' West, 192.94 feet to a point on the Easterly line of Archibald Avenue;
thence South 0° 02' East on the Easterly line of Archibald Avenue, 514.00 feet to the true Point of Beginning of this description;
thence South 89° 34' East, 616.92 feet;
thence North 47° 26' East, 93.84 feet to the Southeasterly corner of the land conveyed to Miller A. Crane and Wife, by Deed recorded January 3, 1939 of official records of Riverside County, California;
thence North 89° 34' West, 235.25 feet;
thence North 0° 02' West 225.00 feet;
thence South 89° 34' West, 450.00 feet to the Easterly line of Archibald Avenue;
thence South 0° 02' East, along said Easterly line of Archibald Avenue, 289.00 feet to the true Point of Beginning;

Excepting therefrom that portion as conveyed to the County of Riverside by Deed recorded January 7, 1965 as Instrument No. 1679 of official records of Riverside County, California.

APN: 130-070-015 and 130-080-004



Description: Riverside,CA Assessor Map 130.7 Page: 1 of 1
Order: 2 Comment:

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

8312 Grapewin St
8312 Grapewin St
Corona, CA 92880

Inquiry Number: 7586606.2s
March 05, 2024

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

8312 GRAPEWIN ST
CORONA, CA 92880

COORDINATES

Latitude (North):	33.9367090 - 33° 56' 12.15''
Longitude (West):	117.5915460 - 117° 35' 29.56''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	445329.9
UTM Y (Meters):	3755101.8
Elevation:	590 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	50005749 CORONA NORTH, CA
Version Date:	2022

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20200423
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
8312 GRAPEWIN ST
CORONA, CA 92880

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	OSTERKAMP DAIRY	8301 ARCHIBALD ST	HIST UST, ENF, CIWQS, CERS	Lower	125, 0.024, WSW
A2	OSTERKAMP DAIRY	8301 ARCHIBALD AVE	HIST UST, HWTS	Lower	125, 0.024, WSW
B3	TRUE CAST CONCRETE F	8247 ARCHIBALD ST	HIST UST	Lower	224, 0.042, NW
B4	OOSTEN DAIRY	8247 ARCHIBALD AVE	SWEEPS UST, HIST UST, CA FID UST, CIWQS	Lower	224, 0.042, NW
B5	TOFCO COMPOSTING FAC	8247 ARCHIBALD DRIVE	SWF/LF	Lower	224, 0.042, NW
B6	COMPOSTING PLANT,COR	8247 ARCHIBALD AVENU	ENF, HIST CORTESE	Lower	224, 0.042, NW
7	COMPOSTING PLANT,COR	8186 ARCHIBALD AVE	WMUDS/SWAT	Lower	802, 0.152, NNW
8	PROPOSED YORBA ELEME	NE CORNER OF FIELDMA	ENVIROSTOR, SCH	Lower	1190, 0.225, WNW
9	CDCR - CALIFORNIA RE	5TH ST AND WESTERN	HWP	Higher	4600, 0.871, ESE

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 CERCLA sites with NFRAP

SEMS-ARCHIVE ---- Superfund Enterprise Management System Archive

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS ---- Corrective Action Report

Lists of Federal RCRA TSD facilities

RCRA-TSDF ---- RCRA - Treatment, Storage and Disposal

Lists of Federal RCRA generators

RCRA-LQG ---- RCRA - Large Quantity Generators
RCRA-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 leaking storage tanks

LUST ..... Geotracker's Leaking Underground Fuel Tank Report
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

INDIAN VCP ..... Voluntary Cleanup Priority Listing
VCP ..... Voluntary Cleanup Program Properties

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

SWRCY ..... Recycler Database
HAULERS ..... Registered Waste Tire Haulers Listing
INDIAN ODI ..... Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9 ..... Torres Martinez Reservation Illegal Dump Site Locations
ODI ..... Open Dump Inventory
IHS OPEN DUMPS ..... Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL ..... Delisted National Clandestine Laboratory Register
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

CERS TANKS - California Environmental Reporting System (CERS) Tanks

Local Land Records

LIENS - Environmental Liens Listing
LIENS 2 - CERCLA Lien Information
DEED - Deed Restriction Listing

Records of Emergency Release Reports

HMIRS - Hazardous Materials Information Reporting System
CHMIRS - California Hazardous Material Incident Report System
LDS - Land Disposal Sites Listing
MCS - Military Cleanup Sites Listing
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

MINES MRDS	Mineral Resources Data System
ABANDONED MINES	Abandoned Mines
FINDS	Facility Index System/Facility Registry System
ECHO	Enforcement & Compliance History Information
DOCKET HWC	Hazardous Waste Compliance Docket Listing
UXO	Unexploded Ordnance Sites
FUELS PROGRAM	EPA Fuels Program Registered Listing
PFAS NPL	Superfund Sites with PFAS Detections Information
PFAS FEDERAL SITES	Federal Sites PFAS Information
PFAS 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 NPDES	Clean Water Act Discharge Monitoring Information
PFAS ECHO	Facilities in Industries that May Be Handling PFAS Listing
PFAS ECHO FIRE TRAINING	Facilities in Industries that May Be Handling PFAS Listing
PFAS PART 139 AIRPORT	All Certified Part 139 Airports PFAS Information Listing
AQUEOUS FOAM NRC	Aqueous Foam Related Incidents Listing
BIOSOLIDS	ICIS-NPDES Biosolids Facility Data
PFAS	PFAS Contamination Site Location Listing
AQUEOUS FOAM	Former Fire Training Facility Assessments Listing
CA BOND EXP. PLAN	Bond Expenditure Plan
CHROME PLATING	Chrome Plating Facilities Listing
Cortese	"Cortese" Hazardous Waste & Substances Sites List
CUPA Listings	CUPA Resources List
DRYCLEANERS	Cleaner Facilities
EMI	Emissions Inventory Data
ENF	Enforcement Action Listing
Financial Assurance	Financial Assurance Information Listing
ICE	Inspection, Compliance and Enforcement
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)

EXECUTIVE SUMMARY

WELL STIM PROJ---------- Well Stimulation Project (GEOTRACKER)
UST FINDER RELEASE------ UST Finder Releases Database
UST FINDER---------- UST Finder Database

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 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 10/23/2023 has revealed that there is 1 ENVIROSTOR site within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
PROPOSED YORBA ELEME	***NE CORNER OF FIELDMA***	***WNW 1/8 - 1/4 (0.225 mi.)***	***8***	***21***

Status: No Further Action
Facility Id: 60000901

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF: The Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data come from the Integrated Waste Management Board's Solid Waste Information System (SWIS) database.

A review of the SWF/LF list, as provided by EDR, has revealed that there is 1 SWF/LF site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
TOFCO COMPOSTING FAC	8247 ARCHIBALD DRIVE	NW 0 - 1/8 (0.042 mi.)	B5	16
Database: SWF/LF (SWIS), Date of Government Version: 11/06/2023				
Facility ID: 33-AA-0233				
Operational Status: Planned				
Regulation Status: Proposed				

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: The Waste Management Unit Database System is used for program tracking and inventory of waste management units. The source is the State Water Resources Control Board.

A review of the WMUDS/SWAT list, as provided by EDR, and dated 04/01/2000 has revealed that there is 1 WMUDS/SWAT site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
COMPOSTING PLANT,COR	8186 ARCHIBALD AVE	NNW 1/8 - 1/4 (0.152 mi.)	7	20

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 10/23/2023 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
PROPOSED YORBA ELEME	***NE CORNER OF FIELDMA***	***WNW 1/8 - 1/4 (0.225 mi.)***	***8***	***21***
Facility Id: 60000901				
Status: No Further Action				

Local Lists of Registered Storage Tanks

SWEEPS UST: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there is 1 SWEEPS UST site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
OOSTEN DAIRY	***8247 ARCHIBALD AVE***	***NW 0 - 1/8 (0.042 mi.)***	***B4***	***14***
Status: A Tank Status: A Comp Number: 14142				

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 4 HIST UST sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
OSTERKAMP DAIRY	***8301 ARCHIBALD ST***	***WSW 0 - 1/8 (0.024 mi.)***	***A1***	***9***
Facility Id: 00000032462				
OSTERKAMP DAIRY	***8301 ARCHIBALD AVE***	***WSW 0 - 1/8 (0.024 mi.)***	***A2***	***12***
TRUE CAST CONCRETE F	8247 ARCHIBALD ST	NW 0 - 1/8 (0.042 mi.)	B3	13
Facility Id: 00000014142				
OOSTEN DAIRY	***8247 ARCHIBALD AVE***	***NW 0 - 1/8 (0.042 mi.)***	***B4***	***14***

CA FID UST: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there is 1 CA FID UST site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
OOSTEN DAIRY	***8247 ARCHIBALD AVE***	***NW 0 - 1/8 (0.042 mi.)***	***B4***	***14***
Facility Id: 33006757 Status: A				

Other Ascertainable Records

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there

is 1 HIST CORTESE site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
COMPOSTING PLANT,COR Reg Id: 8 332034001	***8247 ARCHIBALD AVENU***	***NW 0 - 1/8 (0.042 mi.)***	***B6***	***18***

HWP: Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

A review of the HWP list, as provided by EDR, and dated 02/07/2024 has revealed that there is 1 HWP site within approximately 1 mile of the target property.

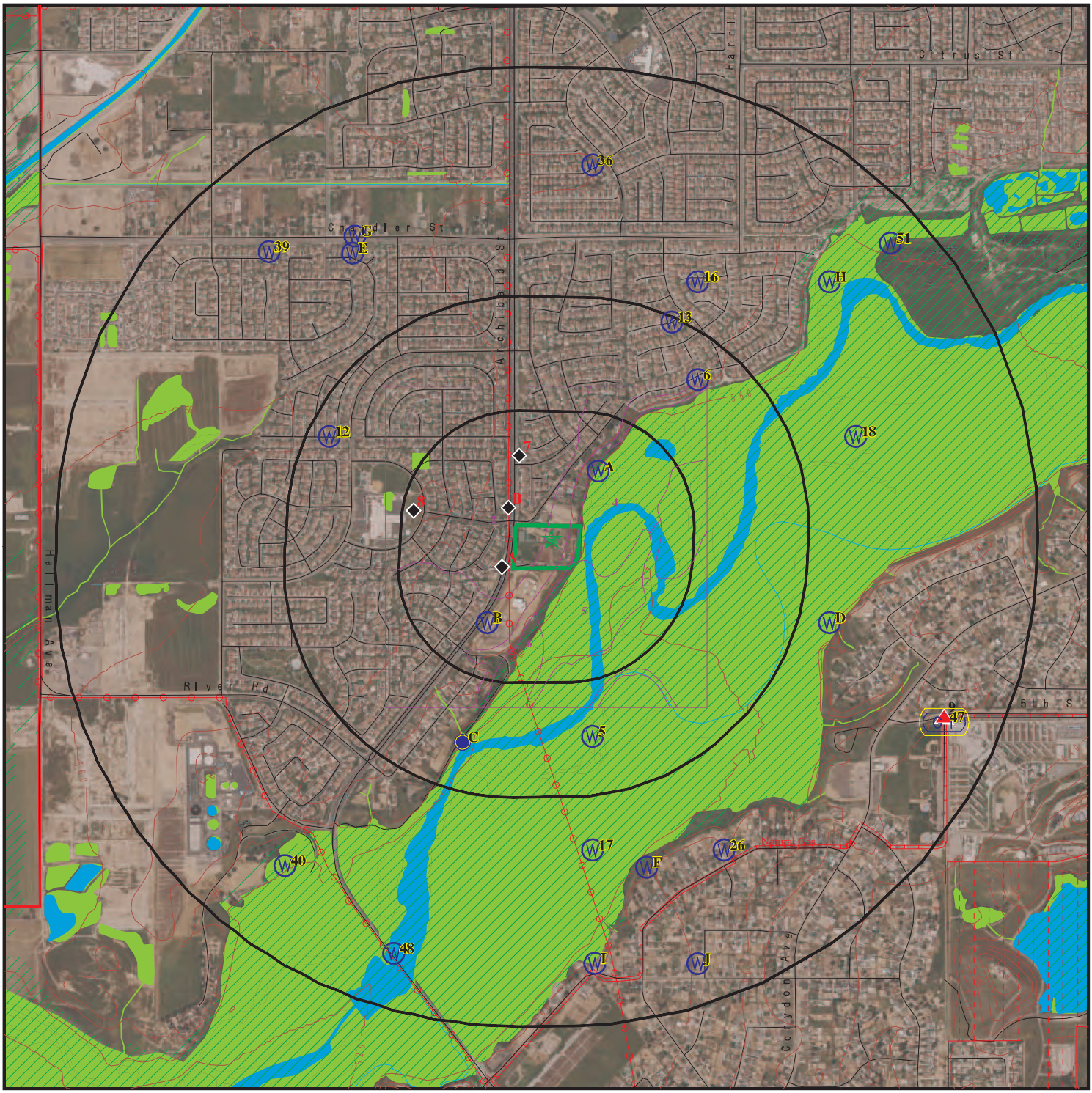
Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CDCR - CALIFORNIA RE EPA ID: CAD981696552 Cleanup Status: CLOSED	5TH ST AND WESTERN	ESE 1/2 - 1 (0.871 mi.)	9	28

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 1 records.

Site Name	Database(s)
CHEVRON STATION# 382452/2023	CERS HAZ WASTE

OVERVIEW MAP - 7586606.2S



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:	8312 Grapewin St	CLIENT:	Stantec
ADDRESS:	8312 Grapewin St Corona CA 92880	CONTACT:	Alicia R Jansen
		INQUIRY #:	7586606.2s
LAT/LONG:	33.936709 / 117.591546	DATE:	March 05, 2024 3:16 pm

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DETAIL MAP - 7586606.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites

0 1/16 1/8 1/4 Miles

- Indian Reservations BIA
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands
- Areas of Concern

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: 8312 Grapewin St	CLIENT: Stantec
ADDRESS: 8312 Grapewin St Corona CA 92880	CONTACT: Alicia R Jansen
LAT/LONG: 33.936709 / 117.591546	INQUIRY #: 7586606.2s DATE: March 05, 2024 3:20 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Lists of Federal NPL (Superfund) sites								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Lists of Federal Delisted NPL sites								
Delisted NPL	1.000		0	0	0	0	NR	0
Lists of Federal sites subject to CERCLA removals and CERCLA orders								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Lists of Federal CERCLA sites with NFRAP								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA facilities undergoing Corrective Action								
CORRACTS	1.000		0	0	0	0	NR	0
Lists of Federal RCRA TSD facilities								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA generators								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		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		0	1	0	0	NR	1
Lists of state and tribal landfills and solid waste disposal facilities								
SWF/LF	0.500		1	0	0	NR	NR	1

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
Lists of state and tribal leaking storage tanks								
LUST	0.500		0	0	0	NR	NR	0
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								
INDIAN VCP	0.500		0	0	0	NR	NR	0
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	1	0	NR	NR	1
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	TP		NR	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	1	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		1	0	NR	NR	NR	1
HIST UST	0.250		4	0	NR	NR	NR	4
CA FID UST	0.250		1	0	NR	NR	NR	1
CERS TANKS	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
MINES MRDS	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
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 NPDES	0.250		0	0	NR	NR	NR	0
PFAS ECHO	0.250		0	0	NR	NR	NR	0
PFAS ECHO FIRE TRAINING	0.250		0	0	NR	NR	NR	0
PFAS PART 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
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	0	NR	NR	0
CUPA Listings	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EMI	TP		NR	NR	NR	NR	NR	0
ENF	TP		NR	NR	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
ICE	TP		NR	NR	NR	NR	NR	0
HIST CORTESE	0.500		1	0	0	NR	NR	1
HWP	1.000		0	0	0	1	NR	1
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
SAMPLING POINT	TP		NR	NR	NR	NR	NR	0
WELL STIM PROJ	TP		NR	NR	NR	NR	NR	0
UST FINDER RELEASE	0.500		0	0	0	NR	NR	0
UST FINDER	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
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	8	3	0	1	0	12

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1
WSW
< 1/8
0.024 mi.
125 ft.

OSTERKAMP DAIRY
8301 ARCHIBALD ST
CORONA, CA 91720

Site 1 of 2 in cluster A

HIST UST
ENF
CIWQS
CERS

U001569149
N/A

Relative:
Lower

Actual:
585 ft.

HIST UST:

Name:	OSTERKAMP DAIRY
Address:	8301 ARCHIBALD ST
City,State,Zip:	CORONA, CA 91720
File Number:	Not reported
URL:	Not reported
Region:	STATE
Facility ID:	00000032462
Facility Type:	Other
Other Type:	DAIRY
Contact Name:	Not reported
Telephone:	7147372319
Owner Name:	OSTERKAMP DAIRY
Owner Address:	8301 ARCHIBALD AVE
Owner City,St,Zip:	CORONA, CA 91720
Total Tanks:	0002
Tank Num:	001
Container Num:	NO. 2
Year Installed:	Not reported
Tank Capacity:	00001000
Tank Used for:	PRODUCT
Type of Fuel:	DIESEL
Container Construction Thickness:	Not reported
Leak Detection:	None
Tank Num:	002
Container Num:	NO 1
Year Installed:	Not reported
Tank Capacity:	00001000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	Not reported
Leak Detection:	None

ENF:

Name:	JOSEPH OSTERKAMP DAIRY
Address:	8301 ARCHIBALD
City,State,Zip:	CORONA, CA 92880
Region:	8
Facility Id:	234064
Agency Name:	Not reported
Place Type:	Growing
Place Subtype:	Animal Feeding
Facility Type:	Agricultural
Agency Type:	Not reported
# Of Agencies:	Not reported
Place Latitude:	33.935781
Place Longitude:	-117.593228
SIC Code 1:	241
SIC Desc 1:	Dairy Farms
SIC Code 2:	Not reported
SIC Desc 2:	Not reported

OSTERKAMP DAIRY (Continued) **U001569149**

SIC Code 3:	Not reported
SIC Desc 3:	Not reported
NAICS Code 1:	Not reported
NAICS Desc 1:	Not reported
NAICS Code 2:	Not reported
NAICS Desc 2:	Not reported
NAICS Code 3:	Not reported
NAICS Desc 3:	Not reported
# Of Places:	1
Source Of Facility:	Enf Action
Design Flow:	Not reported
Threat To Water Quality:	Not reported
Complexity:	Not reported
Pretreatment:	Not reported
Facility Waste Type:	Not reported
Facility Waste Type 2:	Not reported
Facility Waste Type 3:	Not reported
Facility Waste Type 4:	Not reported
Program:	ANIWSTCOWS
Program Category1:	ANIMALWASTE
Program Category2:	ANIMALWASTE
# Of Programs:	1
WDID:	Not reported
Reg Measure Id:	137315
Reg Measure Type:	NPDES Permits
Region:	8
Order #:	99-011
Npdes# CA#:	CAG018001
Major-Minor:	Not reported
Npdes Type:	Not reported
Reclamation:	Not reported
Dredge Fill Fee:	Not reported
301H:	Not reported
Application Fee Amt Received:	Not reported
Status:	Historical
Status Date:	03/07/2014
Effective Date:	08/20/1999
Expiration/Review Date:	Not reported
Termination Date:	09/06/2007
WDR Review - Amend:	Not reported
WDR Review - Revise/Renew:	Not reported
WDR Review - Rescind:	Not reported
WDR Review - No Action Required:	Not reported
WDR Review - Pending:	Not reported
WDR Review - Planned:	Not reported
Status Enrollee:	N
Individual/General:	G
Fee Code:	Not reported
Direction/Voice:	Passive
Enforcement Id(EID):	247161
Region:	8
Order / Resolution Number:	UNKNOWN
Enforcement Action Type:	Staff Enforcement Letter
Effective Date:	11/19/2002
Adoption/Issuance Date:	Not reported
Achieve Date:	Not reported
Termination Date:	11/19/2002

OSTERKAMP DAIRY (Continued) **U001569149**

ACL Issuance Date:	Not reported
EPL Issuance Date:	Not reported
Status:	Historical
Title:	Enforcement - 8 335255001
Description:	SEL requests operator to submit final EWMP by 12-4-02.
Program:	ANIWSTCOWS
Latest Milestone Completion Date:	11/21/2002
# Of Programs1:	1
Total Assessment Amount:	0
Initial Assessed Amount:	0
Liability $ Amount:	0
Project $ Amount:	0
Liability $ Paid:	0
Project $ Completed:	0
Total $ Paid/Completed Amount:	0

CIWQS:

Name:	JOSEPH OSTERKAMP DAIRY
Address:	8301 ARCHIBALD
City,State,Zip:	CORONA, CA 92880
Agency:	Osterkamp, Joseph
Agency Address:	8301 Archibald Avenue, Corona, CA 92880
Place/Project Type:	Animal Feeding Facility
SIC/NAICS:	241
Region:	8
Program:	ANIWSTCOWS
Regulatory Measure Status:	Historical
Regulatory Measure Type:	WDR
Order Number:	79-166
WDID:	8 335255001
NPDES Number:	Not reported
Adoption Date:	09/28/1979
Effective Date:	09/28/1979
Termination Date:	Not reported
Expiration/Review Date:	09/25/1989
Design Flow:	0.0001
Major/Minor:	Not reported
Complexity:	C
TTWQ:	2
Enforcement Actions within 5 years:	0
Violations within 5 years:	0
Latitude:	33.935781
Longitude:	-117.593228

CERS:

Name:	JOSEPH OSTERKAMP DAIRY
Address:	8301 ARCHIBALD
City,State,Zip:	CORONA, CA 92880
Site ID:	318559
CERS ID:	234064
CERS Description:	Animal Wastewater Discharge

Enforcement Action:

Site ID:	318559
Site Name:	Joseph Osterkamp Dairy
Site Address:	8301 ARCHIBALD
Site City:	CORONA

OSTERKAMP DAIRY (Continued) **U001569149**

Site Zip:	92880
Enf Action Date:	11-19-2002
Enf Action Type:	Staff Enforcement Letter (Informal)
Enf Action Description:	Staff Enforcement Letter (Informal)
Enf Action Notes:	Not reported
Enf Action Division:	Water Boards
Enf Action Program:	UNSPEC
Enf Action Source:	CIWQS,

A2 **OSTERKAMP DAIRY** **HIST UST** **S118413676**
WSW **8301 ARCHIBALD AVE** **HWTS** **N/A**
< 1/8 **CORONA, CA 92880**
0.024 mi.
125 ft. **Site 2 of 2 in cluster A**

Relative:
Lower

Actual:
585 ft.

HIST UST:

Name:	OSTERKAMP DAIRY
Address:	8301 ARCHIBALD AVE
City,State,Zip:	CORONA, CA 91720
File Number:	0001f845
URL:	https://documents.geotracker.waterboards.ca.gov/ustpdfs/pdf/0001f845.pdf
Region:	Not reported
Facility ID:	Not reported
Facility Type:	Not reported
Other Type:	Not reported
Contact Name:	Not reported
Telephone:	Not reported
Owner Name:	Not reported
Owner Address:	Not reported
Owner City,St,Zip:	Not reported
Total Tanks:	Not reported
Tank Num:	Not reported
Container Num:	Not reported
Year Installed:	Not reported
Tank Capacity:	Not reported
Tank Used for:	Not reported
Type of Fuel:	Not reported
Container Construction Thickness:	Not reported
Leak Detection:	Not reported

Click here for Geo Tracker PDF:

HWTS:

Name:	OSTERKAMP DAIRY
Address:	8301 ARCHIBALD AVE
Address 2:	Not reported
City,State,Zip:	CORONA, CA 92880
EPA ID:	CAL000226145
Inactive Date:	06/30/2004
Create Date:	02/27/2002
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	8301 ARCHIBALD AVE
Mailing Address 2:	Not reported
Mailing City,State,Zip:	CORONA, CA 928800000

OSTERKAMP DAIRY (Continued) **S118413676**

Owner Name:	TOM OSTERKAMP
Owner Address:	8301 ARCHIBALD AVE
Owner Address 2:	Not reported
Owner City,State,Zip:	CORONA, CA 928800000
Owner Phone:	Not reported
Owner Fax:	Not reported
Contact Name:	TOM OSTERKAMP
Contact Address:	8301 ARCHIBALD AVE
Contact Address 2:	Not reported
City,State,Zip:	CORONA, CA 928800000
Contact Phone:	Not reported
Contact Fax:	Not reported
Facility Status:	Inactive
Facility Type:	PERMANENT
Category:	STATE
Latitude:	33.932276
Longitude:	-117.596012

NAICS:

EPA ID:	CAL000226145
Create Date:	2002-03-25 13:54:55.920
NAICS Code:	11212
NAICS Description:	Dairy Cattle and Milk Production
Issued EPA ID Date:	2002-02-27 00:00:00
Inactive Date:	2004-06-30 00:00:00
Facility Name:	OSTERKAMP DAIRY
Facility Address:	8301 ARCHIBALD AVE
Facility Address 2:	Not reported
Facility City:	CORONA
Facility County:	Not reported
Facility State:	CA
Facility Zip:	928800000

B3 **TRUE CAST CONCRETE FERTILIZER** **HIST UST** **U001569182**
NW **8247 ARCHIBALD ST** **N/A**
< 1/8 **CORONA, CA 91720**
0.042 mi.
224 ft. **Site 1 of 4 in cluster B**

Relative:
Lower

Actual:
582 ft.

HIST UST:

Name:	TRUE CAST CONCRETE FERTILIZER
Address:	8247 ARCHIBALD ST
City,State,Zip:	CORONA, CA 91720
File Number:	Not reported
URL:	Not reported
Region:	STATE
Facility ID:	00000014142
Facility Type:	Other
Other Type:	WHOLESALE FERT.
Contact Name:	RICHARD HERNANDEZ
Telephone:	7147341150
Owner Name:	TRUE CAST CONCRETE PRODUCTS
Owner Address:	11145 TUXFORD STREET
Owner City,St,Zip:	SUN VALLEY, CA 91352
Total Tanks:	0002
Tank Num:	001

TRUE CAST CONCRETE FERTILIZER (Continued) **U001569182**

Container Num:	02-D
Year Installed:	Not reported
Tank Capacity:	00003000
Tank Used for:	PRODUCT
Type of Fuel:	DIESEL
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor

Tank Num:	002
Container Num:	01-G
Year Installed:	Not reported
Tank Capacity:	00003000
Tank Used for:	PRODUCT
Type of Fuel:	REGULAR
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor

B4 **OOSTEN DAIRY** **SWEEPS UST** **S101590194**
NW **8247 ARCHIBALD AVE** **HIST UST** **N/A**
< 1/8 **CORONA, CA 91720** **CA FID UST**
0.042 mi. **CIWQS**
224 ft. **Site 2 of 4 in cluster B**

Relative: **Lower**
Actual: **582 ft.**

SWEEPS UST:

Name:	OOSTEN DAIRY
Address:	8247 ARCHIBALD AVE
City:	CORONA
Status:	Active
Comp Number:	14142
Number:	2
Board Of Equalization:	Not reported
Referral Date:	11-17-92
Action Date:	11-17-92
Created Date:	02-29-88
Owner Tank Id:	001509
SWRCB Tank Id:	33-000-014142-000001
Tank Status:	A
Capacity:	3000
Active Date:	11-17-92
Tank Use:	M.V. FUEL
STG:	P
Content:	DIESEL
Number Of Tanks:	2

Name:	OOSTEN DAIRY
Address:	8247 ARCHIBALD AVE
City:	CORONA
Status:	Active
Comp Number:	14142
Number:	2
Board Of Equalization:	Not reported
Referral Date:	11-17-92
Action Date:	11-17-92
Created Date:	02-29-88
Owner Tank Id:	001509
SWRCB Tank Id:	33-000-014142-000002
Tank Status:	A
Capacity:	3000

OOSTEN DAIRY (Continued) **S101590194**

Active Date: 11-17-92
Tank Use: M.V. FUEL
STG: P
Content: LEADED
Number Of Tanks: Not reported

HIST UST:
Name: TRUE CAST CONCRETE FERTILIZER
Address: 8247 ARCHIBALD AVE
City,State,Zip: CORONA, CA 91720
File Number: 0001fa41
URL: https://documents.geotracker.waterboards.ca.gov/ustpdfs/pdf/0001fa41.pdf
Region: Not reported
Facility ID: Not reported
Facility Type: Not reported
Other Type: Not reported
Contact Name: Not reported
Telephone: Not reported
Owner Name: Not reported
Owner Address: Not reported
Owner City,St,Zip: Not reported
Total Tanks: Not reported

Tank Num: Not reported
Container Num: Not reported
Year Installed: Not reported
Tank Capacity: Not reported
Tank Used for: Not reported
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: Not reported

Click here for Geo Tracker PDF:

CA FID UST:
Facility ID: 33006757
Regulated By: UTNKA
Regulated ID: 00014142
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 7147341150
Mail To: Not reported
Mailing Address: 8247 ARCHIBALD AVE
Mailing Address 2: Not reported
Mailing City,St,Zip: CORONA 917209694
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

CIWQS:
Name: COMPOSTING PLANT,CORONA
Address: 8247 ARCHIBALD AVENUE

OOSTEN DAIRY (Continued) **S101590194**

City,State,Zip:	CORONA, CA 91720
Agency:	True Cast
Agency Address:	11145 Tuxford Street, Sun Valley, CA 91352
Place/Project Type:	Composting Facility
SIC/NAICS:	2875
Region:	8
Program:	WDR
Regulatory Measure Status:	Historical
Regulatory Measure Type:	WDR
Order Number:	88-06801
WDID:	8 332034001
NPDES Number:	Not reported
Adoption Date:	09/09/1988
Effective Date:	09/09/1988
Termination Date:	Not reported
Expiration/Review Date:	Not reported
Design Flow:	0.0001
Major/Minor:	Not reported
Complexity:	C
TTWQ:	3
Enforcement Actions within 5 years:	0
Violations within 5 years:	0
Latitude:	Not reported
Longitude:	Not reported

B5 **TOFCO COMPOSTING FACILITY** **SWF/LF** **S126983907**
NW **8247 ARCHIBALD DRIVE** **N/A**
< 1/8 **CORONA, CA 99999**
0.042 mi.
224 ft. **Site 3 of 4 in cluster B**

Relative:
Lower

Actual:
582 ft.

SWF/LF (SWIS):

Name:	TOFCO COMPOSTING FACILITY
Address:	8247 ARCHIBALD DRIVE
City,State,Zip:	CORONA, CA 99999
Region:	STATE
Facility ID:	33-AA-0233
SWIS Number:	33-AA-0233
Point of Contact:	Theodore Tasiopoulos
Is Archived:	Yes
Is Closed Illegal Abandoned:	No
Is Site Inert Debris Engineered Fill:	No
Is Financial Assurances Responsible:	No
Absorbed On:	Not reported
Operational Status:	Planned
Absorbed By:	Not reported
Closed Illegal Abandoned Category:	Not reported
EPA Federal Registry ID:	Not reported
ARB District:	South Coast
SWRCB Region:	Santa Ana
Local Government:	Corona
Reporting Agency Legal Name:	County of Riverside
Reporting Agency Department:	Department of Environmental Health
Enforcing Agency Legal Name:	County of Riverside
Enforcing Agency Department:	Department of Environmental Health
Regulation Status:	Proposed

Operator:

TOFCO COMPOSTING FACILITY (Continued) **S126983907**

SWIS Number:	33-AA-0233
Site Name:	Tofco Composting Facility
Site Operational Status:	Planned
Site Type:	Non-Disposal Only
Site Regulatory Status:	Proposed
Latitude:	33.86667
Longitude:	-117.56667
Is Archived:	Yes
Operator:	Tofco Industries
Started On:	Not reported
Contact Name:	Tom Oganesoft
Contact Title:	Principal
Contact Email:	Not reported
Contact Phone:	(909) 279-6500
Street Address:	8247 Archibald Ave.
Operator City:	Corona
Operator State:	CA
Operator Zip:	91748

Owner:

SWIS Number:	33-AA-0233
Owner:	Oosten C
Owner Address:	8247 Archibald Ave.
Owner City:	Corona
Owner State:	CA
Owner Zip:	91748
Site Name:	Tofco Composting Facility
Site Operational Status:	Planned
Site Type:	Non-Disposal Only
Site Regulatory Status:	Proposed
Latitude:	33.86667
Longitude:	-117.56667
Is Archived:	Yes
Started On:	Not reported
Contact Name:	Caroline Oosten
Contact Title:	Owner
Contact Email:	Not reported
Contact Phone:	(909) 279-6500

Waste:

SWIS Number:	33-AA-0233
Site Name:	Tofco Composting Facility
Activity:	Sludge Composting Facility
Waste Type:	Agricultural
Site Is Archived:	Yes
Site Operational Status:	Planned
Site Regulatory Status:	Proposed
Site Type:	Non-Disposal Only
Point of Contact:	Theodore Tasiopoulos
Activity Is Archived:	Yes
Activity Operational Status:	Planned
Activity Regulatory Status:	Proposed
Activity Category:	Composting
Activity Classification:	Solid Waste Facility

SWIS Number: 33-AA-0233

TOFCO COMPOSTING FACILITY (Continued) **S126983907**

Site Name:	Tofco Composting Facility
Activity:	Sludge Composting Facility
Waste Type:	Sludge (BioSolids)
Site Is Archived:	Yes
Site Operational Status:	Planned
Site Regulatory Status:	Proposed
Site Type:	Non-Disposal Only
Point of Contact:	Theodore Tasiopoulos
Activity Is Archived:	Yes
Activity Operational Status:	Planned
Activity Regulatory Status:	Proposed
Activity Category:	Composting
Activity Classification:	Solid Waste Facility

SWIS Number:	33-AA-0233
Site Name:	Tofco Composting Facility
Activity:	Sludge Composting Facility
Waste Type:	Wood Waste
Site Is Archived:	Yes
Site Operational Status:	Planned
Site Regulatory Status:	Proposed
Site Type:	Non-Disposal Only
Point of Contact:	Theodore Tasiopoulos
Activity Is Archived:	Yes
Activity Operational Status:	Planned
Activity Regulatory Status:	Proposed
Activity Category:	Composting
Activity Classification:	Solid Waste Facility

B6 **COMPOSTING PLANT,CORONA** **ENF** **S102859241**
NW **8247 ARCHIBALD AVENUE** **HIST CORTESE** **N/A**
< 1/8 **CORONA, CA 91720**
0.042 mi.
224 ft. **Site 4 of 4 in cluster B**

Relative:
Lower

Actual:
582 ft.

ENF:

Name:	COMPOSTING PLANT,CORONA
Address:	8247 ARCHIBALD AVENUE
City,State,Zip:	CORONA, CA 91720
Region:	8
Facility Id:	215368
Agency Name:	True Cast
Place Type:	Waste Management Unit
Place Subtype:	Composting Facility
Facility Type:	All other facilities
Agency Type:	State Agency
# Of Agencies:	1
Place Latitude:	Not reported
Place Longitude:	Not reported
SIC Code 1:	2875
SIC Desc 1:	Fertilizers, Mixing Only
SIC Code 2:	Not reported
SIC Desc 2:	Not reported
SIC Code 3:	Not reported
SIC Desc 3:	Not reported
NAICS Code 1:	Not reported
NAICS Desc 1:	Not reported

COMPOSTING PLANT,CORONA (Continued) **S102859241**

NAICS Code 2:	Not reported
NAICS Desc 2:	Not reported
NAICS Code 3:	Not reported
NAICS Desc 3:	Not reported
# Of Places:	1
Source Of Facility:	Reg Meas
Design Flow:	0.0001
Threat To Water Quality:	3
Complexity:	C
Pretreatment:	X - Facility is not a POTW
Facility Waste Type:	Stormwater runoff
Facility Waste Type 2:	Not reported
Facility Waste Type 3:	Not reported
Facility Waste Type 4:	Not reported
Program:	WDR
Program Category1:	WDR
Program Category2:	WDR
# Of Programs:	1
WDID:	8 332034001
Reg Measure Id:	138398
Reg Measure Type:	WDR
Region:	8
Order #:	84-128
Npdes# CA#:	Not reported
Major-Minor:	Not reported
Npdes Type:	Not reported
Reclamation:	N - No
Dredge Fill Fee:	Not reported
301H:	Not reported
Application Fee Amt Received:	Not reported
Status:	Historical
Status Date:	12/14/1984
Effective Date:	12/14/1984
Expiration/Review Date:	12/01/1994
Termination Date:	Not reported
WDR Review - Amend:	Not reported
WDR Review - Revise/Renew:	Not reported
WDR Review - Rescind:	Not reported
WDR Review - No Action Required:	Not reported
WDR Review - Pending:	Not reported
WDR Review - Planned:	Not reported
Status Enrollee:	N
Individual/General:	I
Fee Code:	Not reported
Direction/Voice:	Passive
Enforcement Id(EID):	222090
Region:	8
Order / Resolution Number:	87-105
Enforcement Action Type:	Clean-up and Abatement Order
Effective Date:	07/22/1987
Adoption/Issuance Date:	Not reported
Achieve Date:	Not reported
Termination Date:	12/01/1994
ACL Issuance Date:	Not reported
EPL Issuance Date:	Not reported
Status:	Historical
Title:	CAO 87-105 for True Cast Composting

COMPOSTING PLANT,CORONA (Continued) **S102859241**

Description:	Violation of Order No. 84-128.
Program:	WDR
Latest Milestone Completion Date:	Not reported
# Of Programs1:	1
Total Assessment Amount:	0
Initial Assessed Amount:	0
Liability $ Amount:	0
Project $ Amount:	0
Liability $ Paid:	0
Project $ Completed:	0
Total $ Paid/Completed Amount:	0

HIST CORTESE:

edr_fname:	COMPOSTING PLANT, CORONA
edr_fadd1:	8247 ARCHIBALD
City,State,Zip:	CORONA, CA
Region:	CORTESE
Facility County Code:	33
Reg By:	WBC&D
Reg Id:	8 332034001

7
NNW
1/8-1/4
0.152 mi.
802 ft.

COMPOSTING PLANT,CORONA **WMUDS/SWAT** **S104384479**
8186 ARCHIBALD AVE **N/A**
CORONA CA, CA

Relative:
Lower

Actual:
582 ft.

WMUDS/SWAT:

Edit Date:	Not reported
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.
Primary Waste:	STORMS
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).
Secondary Waste:	Not reported
Secondary Waste Type:	Not reported
Base Meridian:	Not reported
NPID:	Not reported
Tonnage:	0
Regional Board ID:	Not reported
Municipal Solid Waste:	False
Superorder:	False
Open To Public:	False
Waste List:	False
Agency Type:	Private
Agency Name:	CORONA FERTILIZER COMPANY
Agency Department:	Not reported
Agency Address:	8681 ARCHIBALD AVE.
Agency City,St,Zip:	CORONA CA 91720
Agency Contact:	CARLOS LOURENCO

COMPOSTING PLANT,CORONA (Continued) **S104384479**

Agency Telephone:	9097361280
Land Owner Name:	Not reported
Land Owner Address:	Not reported
Land Owner City,St,Zip:	Not reported
Land Owner Contact:	Not reported
Land Owner Phone:	Not reported
Region:	8
Facility Type:	Other - Does not fall into the category of Municipal/Domestic, Industrial, Agricultural or Solid Waste (Class I, II or III)
Facility Description:	Not reported
Facility Telephone:	Not reported
SWAT Facility Name:	Not reported
Primary SIC:	2875
Secondary SIC:	Not reported
Comments:	Not reported
Last Facility Editors:	Not reported
Waste Discharge System:	True
Solid Waste Assessment Test Program:	False
Toxic Pits Cleanup Act Program:	False
Resource Conservation Recovery Act:	False
Department of Defence:	False
Solid Waste Assessment Test Program:	Not reported
Threat to Water Quality:	Minor Threat to Water Quality. A violation of a regional board order should cause a relatively minor impairment of beneficial uses compared to a major or minor threat. Not: All nurds without a TTWQ will be considered a minor threat to water quality unless coded at a higher Level. A Zero (0) may be used to code those NURDS that are found to represent no threat to water quality.
Sub Chapter 15:	True
Regional Board Project Officer:	AAK
Number of WMUDS at Facility:	0
Section Range:	Not reported
RCRA Facility:	No
Waste Discharge Requirements:	A
Self-Monitoring Rept. Frequency:	Quarterly Submittal
Waste Discharge System ID:	8 332078001
Solid Waste Information ID:	Not reported

8
WNW
1/8-1/4
0.225 mi.
1190 ft.

PROPOSED YORBA ELEMENTARY SCHOOL **ENVIROSTOR** **S109034328**
NE CORNER OF FIELDMASTER STREET AND CHERRY CREEK CIRCLE **SCH** **N/A**
EASTVALE, CA 92880

Relative:
Lower

Actual:
578 ft.

ENVIROSTOR:

Name:	PROPOSED YORBA ELEMENTARY SCHOOL
Address:	NE CORNER OF FIELDMASTER STREET AND CHERRY CREEK CIRCLE
City,State,Zip:	EASTVALE, CA 92880
Facility ID:	60000901
Status:	No Further Action
Status Date:	06/01/2012
Site Code:	404800
Site Type:	School Investigation
Site Type Detailed:	School
Acres:	10.9
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP

PROPOSED YORBA ELEMENTARY SCHOOL (Continued) **S109034328**

Program Manager: Rana Georges
Supervisor: * Thomas Cota
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: 33.93765
Longitude: -117.5968
APN: 130-030-037
Past Use: AGRICULTURAL - LIVESTOCK, AGRICULTURAL - ROW CROPS
Potential COC: Methane TPH-gas
Confirmed COC: Methane 30025-NO
Potential Description: SV
Alias Name: 130-030-037
Alias Type: APN
Alias Name: 404800
Alias Type: Project Code (Site Code)
Alias Name: 60000901
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 09/02/2008
Comments: DTSC approved the PEA for Further Action. A supplemental site investigation is ongoing for the site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Workplan
Completed Date: 09/19/2008
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 11/17/2008
Comments: Conference call involving DTSC (project manager, toxicologist, geologist) and Leighton (project manager, geologist) to discuss step out sample results, entire data, and TPH analysis by the MA laboratory. Consultant discussed proposed cleanup goal for TPH (diesel range).

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 01/02/2009
Comments: DTSC conditionally approved the SSI Report w/ further action determination given that the District addresses DTSCs comments on the draft SSI Report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report

PROPOSED YORBA ELEMENTARY SCHOOL (Continued) **S109034328**

Completed Date: 12/15/2010
Comments: Fieldwork completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 09/29/2011
Comments: Sampling completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 01/23/2012
Comments: DTSC approved the methane monitoring report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 06/01/2012
Comments: Approved the site with No Further Action determination based on methane sampling data (concentration and pressure trends).

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 03/25/2011
Comments: DTSC forwarded an ESI letter to the District.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/02/2012
Comments: CRU memo issued to close out the project.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 06/21/2010
Comments: Third round of quaterly monitoring activities was completed. Three additional soil gas probes were installed for methane caracterization in addition to replacement probes for the damaged probes.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 03/15/2011
Comments: Methane quaterly monitoring completed. Mr. Joe Hwong provided oversight.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 06/29/2011
Comments: Second quaterly report of 2011.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

PROPOSED YORBA ELEMENTARY SCHOOL (Continued) **S109034328**

Completed Document Type: Supplemental Site Investigation Report
Completed Date: 11/18/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: School Cleanup Agreement
Completed Date: 01/23/2009
Comments: Signed document will be sent to District via FedEx on Monday.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 05/27/2008
Comments: Signed agreement sent (FedEx) to District.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Workplan
Completed Date: 11/09/2009
Comments: DTSC approved the SSI Tech Memo with conditional approval that site be surveyed for condition of sampling probes prior to sampling.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 01/07/2010
Comments: 1st monitoring event showed a decrease in methane values from the original PEA investigation except for one location north central of the site. A new probe was installed near that location and also showed elevated methane. Both locations are outside of the building footprint. DTSC discussed the sampling results with the consultant and possible actions. 4 additional probes will be installed to delineate the methane and provide clearance for the building footprint. This will possibly lead to elemination of the membrane and passive venting system.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 03/23/2010
Comments: Second round of quaterly sampling completed. Some probes were not sampled due to accumulation of water from the recent storms.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: 4.15 Request
Completed Date: 01/26/2009
Comments: DTSC approved the 4.15 from.

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

PROPOSED YORBA ELEMENTARY SCHOOL (Continued) **S109034328**

Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Name: PROPOSED YORBA ELEMENTARY SCHOOL
Address: NE CORNER OF FIELDMASTER STREET AND CHERRY CREEK CIRCLE
City,State,Zip: EASTVALE, CA 92880
Facility ID: 60000901
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 10.9
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Rana Georges
Supervisor: * Thomas Cota
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 404800
Assembly: 63
Senate: 31
Special Program Status: Not reported
Status: No Further Action
Status Date: 06/01/2012
Restricted Use: NO
Funding: School District
Latitude: 33.93765
Longitude: -117.5968
APN: 130-030-037
Past Use: AGRICULTURAL - LIVESTOCK, AGRICULTURAL - ROW CROPS
Potential COC: Methane, TPH-gas
Confirmed COC: Methane, 30025-NO
Potential Description: SV
Alias Name: 130-030-037
Alias Type: APN
Alias Name: 404800
Alias Type: Project Code (Site Code)
Alias Name: 60000901
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 09/02/2008
Comments: DTSC approved the PEA for Further Action. A supplemental site investigation is ongoing for the site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Workplan
Completed Date: 09/19/2008
Comments: Not reported

Completed Area Name: PROJECT WIDE

PROPOSED YORBA ELEMENTARY SCHOOL (Continued) **S109034328**

Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 11/17/2008
Comments: Conference call involving DTSC (project manager, toxicologist, geologist) and Leighton (project manager, geologist) to discuss step out sample results, entire data, and TPH analysis by the MA laboratory. Consultant discussed proposed cleanup goal for TPH (diesel range).

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 01/02/2009
Comments: DTSC conditionally approved the SSI Report w/ further action determination given that the District addresses DTSCs comments on the draft SSI Report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 12/15/2010
Comments: Fieldwork completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 09/29/2011
Comments: Sampling completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 01/23/2012
Comments: DTSC approved the methane monitoring report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 06/01/2012
Comments: Approved the site with No Further Action determination based on methane sampling data (concentration and pressure trends).

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 03/25/2011
Comments: DTSC forwarded an ESI letter to the District.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/02/2012
Comments: CRU memo issued to close out the project.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report

PROPOSED YORBA ELEMENTARY SCHOOL (Continued) **S109034328**

Completed Date: 06/21/2010
Comments: Third round of quaterly monitoring activities was completed. Three additional soil gas probes were installed for methane caracterization in addition to replacement probes for the damaged probes.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 03/15/2011
Comments: Methane quaterly monitoring completed. Mr. Joe Hwong provided oversight.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 06/29/2011
Comments: Second quaterly report of 2011.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 11/18/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: School Cleanup Agreement
Completed Date: 01/23/2009
Comments: Signed document will be sent to District via FedEx on Monday.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 05/27/2008
Comments: Signed agreement sent (FedEx) to District.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Workplan
Completed Date: 11/09/2009
Comments: DTSC approved the SSI Tech Memo with conditional approval that site be surveyed for condition of sampling probes prior to sampling.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 01/07/2010
Comments: 1st monitoring event showed a decrease in methane values from the original PEA investigation except for one location north central of the site. A new probe was installed near that location and also showed elevated methane. Both locations are outside of the building footprint. DTSC discussed the sampling results with the consultant and possible actions. 4 additional probes will be installed to delineate the methane and provide clearance for the building footprint. This will possibly lead to elemination of the membrane and passive venting system.

PROPOSED YORBA ELEMENTARY SCHOOL (Continued) **S109034328**

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Monitoring Report
Completed Date:	03/23/2010
Comments:	Second round of quaterly sampling completed. Some probes were not sampled due to accumulation of water from the recent storms.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	4.15 Request
Completed Date:	01/26/2009
Comments:	DTSC approved the 4.15 from.
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

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9 **CDCR - CALIFORNIA REHABLITATION CENTER NORCO** **HWP** **1008152334**
ESE **5TH ST AND WESTERN** **N/A**
1/2-1 **NORCO, CA 92680**
0.871 mi.
4600 ft.

Relative: **Higher**

Actual: **626 ft.**

HWP:

EPA ID:	CAD981696552
Name:	CDCR - CALIFORNIA REHABLITATION CENTER NORCO
Address:	5TH ST AND WESTERN
Cleanup Status:	CLOSED
Latitude:	33.93017
Longitude:	-117.5746
Facility Type:	Historical - Non-Operating
Facility Size:	Not reported
Supervisor:	Not reported
Site Code:	Not reported
Senate District:	32
Assembly District:	63
Public Information Officer:	Not reported
Commercial Offsite Facility Types:	Not reported
Quarterly Update:	This facility is being administratively closed due to never being permitted or regulated as a TSDF. The HWTS database shows the facility as a generator only since 1993. No other information in permitting/clean up EnviroStor.
Project Manager Lead:	Not reported
Project Manager:	Not reported
Permit Type:	RCRA
Permit Effective Date:	Not reported
Permit Expiration Date:	Not reported
Calenviroscreen Score:	NA
Total Planned Hours:	Not reported
Total Planned Amount:	Not reported
Total Actual Hours:	Not reported

CDCR - CALIFORNIA REHABLITATION CENTER NORCO (Continued) **1008152334**

Closure:

EPA ID:	CAD981696552
Facility Type:	Historical - Non-Operating
Facility Name:	CDCR - CALIFORNIA REHABLITATION CENTER NORCO
Project Manager:	Not reported
Project Manager Lead:	Not reported
Supervisor:	Not reported
Facility Size:	Not reported
Facility Status:	CLOSED
Activity Type:	Closure Administrative
Final Date:	Not reported
Type:	RCRA
Title Description:	Closure Administrative
Due Date:	Not reported
Comments:	No evidence that this facility was ever regulated as a TSDF.
Unit Names:	Unit1
Event Description:	Closure Administrative - ISSUE CLOSURE VERIFICATION
Actual Date:	11/21/2017

Count: 1 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
EASTVALE	S127085418	CHEVRON STATION# 382452/2023	6078 ARCHIBALD AVE	92880	CERS HAZ WASTE

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: 12/26/2023
Date Data Arrived at EDR: 01/02/2024
Date Made Active in Reports: 01/24/2024
Number of Days to Update: 22

Source: EPA
Telephone: N/A
Last EDR Contact: 03/01/2024
Next Scheduled EDR Contact: 04/08/2024
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 12/26/2023
Date Data Arrived at EDR: 01/02/2024
Date Made Active in Reports: 01/24/2024
Number of Days to Update: 22

Source: EPA
Telephone: N/A
Last EDR Contact: 03/01/2024
Next Scheduled EDR Contact: 04/08/2024
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: 12/26/2023
Date Data Arrived at EDR: 01/02/2024
Date Made Active in Reports: 01/24/2024
Number of Days to Update: 22

Source: EPA
Telephone: N/A
Last EDR Contact: 03/01/2024
Next Scheduled EDR Contact: 04/08/2024
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: 12/20/2023
Date Data Arrived at EDR: 12/20/2023
Date Made Active in Reports: 01/24/2024
Number of Days to Update: 35

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 12/20/2023
Next Scheduled EDR Contact: 04/08/2024
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: 01/29/2024
Date Data Arrived at EDR: 02/01/2024
Date Made Active in Reports: 02/22/2024
Number of Days to Update: 21

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 03/01/2024
Next Scheduled EDR Contact: 04/22/2024
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: 01/29/2024
Date Data Arrived at EDR: 02/01/2024
Date Made Active in Reports: 02/22/2024
Number of Days to Update: 21

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 02/01/2024
Next Scheduled EDR Contact: 04/22/2024
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: 12/04/2023
Date Data Arrived at EDR: 12/06/2023
Date Made Active in Reports: 12/12/2023
Number of Days to Update: 6

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 12/06/2023
Next Scheduled EDR Contact: 04/01/2024
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: 12/04/2023
Date Data Arrived at EDR: 12/06/2023
Date Made Active in Reports: 12/12/2023
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/06/2023
Next Scheduled EDR Contact: 04/01/2024
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: 12/04/2023
Date Data Arrived at EDR: 12/06/2023
Date Made Active in Reports: 12/12/2023
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/06/2023
Next Scheduled EDR Contact: 04/01/2024
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 12/04/2023
Date Data Arrived at EDR: 12/06/2023
Date Made Active in Reports: 12/12/2023
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/06/2023
Next Scheduled EDR Contact: 04/01/2024
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: 12/04/2023
Date Data Arrived at EDR: 12/06/2023
Date Made Active in Reports: 12/12/2023
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/06/2023
Next Scheduled EDR Contact: 04/01/2024
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: 08/03/2023
Date Data Arrived at EDR: 08/07/2023
Date Made Active in Reports: 10/10/2023
Number of Days to Update: 64

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 02/02/2024
Next Scheduled EDR Contact: 05/20/2024
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: 10/26/2023
Date Data Arrived at EDR: 11/17/2023
Date Made Active in Reports: 02/13/2024
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/21/2024
Next Scheduled EDR Contact: 06/03/2024
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: 10/26/2023
Date Data Arrived at EDR: 11/17/2023
Date Made Active in Reports: 02/13/2024
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/21/2024
Next Scheduled EDR Contact: 06/03/2024
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: 12/12/2023
Date Data Arrived at EDR: 12/13/2023
Date Made Active in Reports: 02/28/2024
Number of Days to Update: 77

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 12/13/2023
Next Scheduled EDR Contact: 04/01/2024
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: 10/23/2023
Date Data Arrived at EDR: 10/24/2023
Date Made Active in Reports: 01/11/2024
Number of Days to Update: 79

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/23/2024
Next Scheduled EDR Contact: 05/06/2024
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: 10/23/2023
Date Data Arrived at EDR: 10/24/2023
Date Made Active in Reports: 01/11/2024
Number of Days to Update: 79

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/23/2024
Next Scheduled EDR Contact: 05/06/2024
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: 11/06/2023
Date Data Arrived at EDR: 11/07/2023
Date Made Active in Reports: 02/05/2024
Number of Days to Update: 90

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 02/06/2024
Next Scheduled EDR Contact: 05/20/2024
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: 12/04/2023
Date Data Arrived at EDR: 12/05/2023
Date Made Active in Reports: 02/28/2024
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Quarterly

LUST REG 6L: Leaking Underground Storage Tank Case Listing

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 9: Leaking Underground Storage Tank Report

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

LUST REG 7: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

LUST REG 3: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

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: 04/14/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/20/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
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: 04/19/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
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: 04/25/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
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: 04/19/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
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: 04/20/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
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: 04/20/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
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: 04/26/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
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: 12/04/2023
Date Data Arrived at EDR: 12/05/2023
Date Made Active in Reports: 02/27/2024
Number of Days to Update: 84

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/18/2024
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: 11/16/2023
Date Data Arrived at EDR: 11/16/2023
Date Made Active in Reports: 02/13/2024
Number of Days to Update: 89

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 01/11/2024
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Varies

MILITARY UST SITES: Military UST Sites (GEOTRACKER)
Military ust sites

Date of Government Version: 12/04/2023
Date Data Arrived at EDR: 12/05/2023
Date Made Active in Reports: 02/28/2024
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Varies

UST: Active UST Facilities
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 12/04/2023
Date Data Arrived at EDR: 12/05/2023
Date Made Active in Reports: 02/28/2024
Number of Days to Update: 85

Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Semi-Annually

UST CLOSURE: Proposed Closure of Underground Storage Tank (UST) Cases
UST cases that are being considered for closure by either the State Water Resources Control Board or the Executive Director have been posted for a 60-day public comment period. UST Case Closures being proposed for consideration by the State Water Resources Control Board. These are primarily UST cases that meet closure criteria under the decisional framework in State Water Board Resolution No. 92-49 and other Board orders. UST Case Closures proposed for consideration by the Executive Director pursuant to State Water Board Resolution No. 2012-0061. These are cases that meet the criteria of the Low-Threat UST Case Closure Policy. UST Case Closure Review Denials and Approved Orders.

Date of Government Version: 11/28/2023
Date Data Arrived at EDR: 11/30/2023
Date Made Active in Reports: 02/27/2024
Number of Days to Update: 89

Source: State Water Resources Control Board
Telephone: 916-327-7844
Last EDR Contact: 11/30/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Varies

AST: Aboveground Petroleum Storage Tank Facilities
A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 07/06/2016
Date Data Arrived at EDR: 07/12/2016
Date Made Active in Reports: 09/19/2016
Number of Days to Update: 69

Source: California Environmental Protection Agency
Telephone: 916-327-5092
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/25/2024
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: 04/19/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
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: 04/20/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
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: 04/25/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
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: 04/20/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
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: 04/20/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
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: 04/20/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
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: 04/26/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/14/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

Lists of state and tribal voluntary cleanup sites

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142
Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 12/12/2023
Next Scheduled EDR Contact: 04/01/2024
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: 10/23/2023
Date Data Arrived at EDR: 10/24/2023
Date Made Active in Reports: 01/11/2024
Number of Days to Update: 79
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/23/2024
Next Scheduled EDR Contact: 05/06/2024
Data Release Frequency: Quarterly

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

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: 09/19/2023
Date Data Arrived at EDR: 09/20/2023
Date Made Active in Reports: 12/08/2023
Number of Days to Update: 79
Source: State Water Resources Control Board
Telephone: 916-323-7905
Last EDR Contact: 12/13/2023
Next Scheduled EDR Contact: 04/01/2024
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: 08/15/2023
Date Data Arrived at EDR: 08/30/2023
Date Made Active in Reports: 12/01/2023
Number of Days to Update: 93
Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 12/14/2023
Next Scheduled EDR Contact: 03/25/2024
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: 01/22/2024
Next Scheduled EDR Contact: 05/06/2024
Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 11/29/2023
Date Data Arrived at EDR: 11/29/2023
Date Made Active in Reports: 02/23/2024
Number of Days to Update: 86

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 11/29/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 11/16/2022
Date Data Arrived at EDR: 11/22/2022
Date Made Active in Reports: 02/13/2023
Number of Days to Update: 83

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 02/20/2024
Next Scheduled EDR Contact: 05/20/2024
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: 01/26/2024
Next Scheduled EDR Contact: 05/06/2024
Data Release Frequency: Varies

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 01/11/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: No Update Planned

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land
A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176
Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 05/06/2024
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: 11/17/2023
Date Data Arrived at EDR: 11/17/2023
Date Made Active in Reports: 02/07/2024
Number of Days to Update: 82
Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/21/2024
Next Scheduled EDR Contact: 06/03/2024
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: 10/23/2023
Date Data Arrived at EDR: 10/24/2023
Date Made Active in Reports: 01/11/2024
Number of Days to Update: 79
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/23/2024
Next Scheduled EDR Contact: 05/06/2024
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: 12/31/2021
Date Data Arrived at EDR: 09/28/2023
Date Made Active in Reports: 12/18/2023
Number of Days to Update: 81
Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 02/26/2024
Next Scheduled EDR Contact: 05/13/2024
Data Release Frequency: Varies

TOXIC PITS: Toxic Pits Cleanup Act Sites
Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27
Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

CERS HAZ WASTE: California Environmental Reporting System Hazardous Waste
List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

Date of Government Version: 10/16/2023
Date Data Arrived at EDR: 10/17/2023
Date Made Active in Reports: 01/09/2024
Number of Days to Update: 84
Source: CalEPA
Telephone: 916-323-2514
Last EDR Contact: 01/16/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Quarterly

US CDL: Clandestine Drug Labs
A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 11/17/2023
Date Data Arrived at EDR: 11/17/2023
Date Made Active in Reports: 02/07/2024
Number of Days to Update: 82
Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/21/2024
Next Scheduled EDR Contact: 06/03/2024
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: 10/30/2023
Date Data Arrived at EDR: 11/01/2023
Date Made Active in Reports: 01/23/2024
Number of Days to Update: 83
Source: San Francisco County Department of Public Health
Telephone: 415-252-3896
Last EDR Contact: 01/29/2024
Next Scheduled EDR Contact: 05/13/2024
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: 10/16/2023
Date Data Arrived at EDR: 10/17/2023
Date Made Active in Reports: 01/09/2024
Number of Days to Update: 84

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 01/16/2024
Next Scheduled EDR Contact: 04/29/2024
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: 11/21/2023
Date Data Arrived at EDR: 11/22/2023
Date Made Active in Reports: 02/16/2024
Number of Days to Update: 86

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 02/26/2024
Next Scheduled EDR Contact: 06/10/2024
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: 11/14/2023
Date Data Arrived at EDR: 12/22/2023
Date Made Active in Reports: 01/24/2024
Number of Days to Update: 33

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 03/01/2024
Next Scheduled EDR Contact: 04/08/2024
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: 11/22/2023
Date Data Arrived at EDR: 11/22/2023
Date Made Active in Reports: 02/15/2024
Number of Days to Update: 85

Source: DTSC and SWRCB
Telephone: 916-323-3400
Last EDR Contact: 02/27/2024
Next Scheduled EDR Contact: 06/10/2024
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: 12/12/2023
Date Data Arrived at EDR: 12/13/2023
Date Made Active in Reports: 02/28/2024
Number of Days to Update: 77

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 12/13/2023
Next Scheduled EDR Contact: 04/01/2024
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: 06/01/2023
Date Data Arrived at EDR: 07/18/2023
Date Made Active in Reports: 10/05/2023
Number of Days to Update: 79

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 01/18/2024
Next Scheduled EDR Contact: 04/29/2024
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: 12/04/2023
Date Data Arrived at EDR: 12/05/2023
Date Made Active in Reports: 02/27/2024
Number of Days to Update: 84

Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/18/2024
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: 12/04/2023
Date Data Arrived at EDR: 12/05/2023
Date Made Active in Reports: 02/28/2024
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch
Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/22/2013
Number of Days to Update: 50

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated
RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 12/04/2023
Date Data Arrived at EDR: 12/06/2023
Date Made Active in Reports: 12/12/2023
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/06/2023
Next Scheduled EDR Contact: 04/01/2024
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: 09/28/2023
Date Data Arrived at EDR: 11/10/2023
Date Made Active in Reports: 02/07/2024
Number of Days to Update: 89

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 02/13/2024
Next Scheduled EDR Contact: 05/27/2024
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: 01/10/2024
Next Scheduled EDR Contact: 04/22/2024
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: 01/05/2024
Next Scheduled EDR Contact: 04/15/2024
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: 02/06/2024
Next Scheduled EDR Contact: 05/20/2024
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 12/11/2023
Date Data Arrived at EDR: 12/13/2023
Date Made Active in Reports: 02/28/2024
Number of Days to Update: 77

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 12/13/2023
Next Scheduled EDR Contact: 04/01/2024
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: 01/29/2024
Next Scheduled EDR Contact: 05/13/2024
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 02/02/2024
Next Scheduled EDR Contact: 05/13/2024
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: 12/14/2023
Next Scheduled EDR Contact: 03/25/2024
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: 12/31/2022
Date Data Arrived at EDR: 11/13/2023
Date Made Active in Reports: 02/07/2024
Number of Days to Update: 86

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 02/15/2024
Next Scheduled EDR Contact: 05/27/2024
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: 10/19/2023
Date Data Arrived at EDR: 10/20/2023
Date Made Active in Reports: 01/16/2024
Number of Days to Update: 88

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
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: 12/26/2023
Date Data Arrived at EDR: 01/02/2024
Date Made Active in Reports: 01/24/2024
Number of Days to Update: 22

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 03/01/2024
Next Scheduled EDR Contact: 06/10/2024
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: 09/01/2023
Date Data Arrived at EDR: 09/27/2023
Date Made Active in Reports: 12/21/2023
Number of Days to Update: 85

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 01/12/2024
Next Scheduled EDR Contact: 04/19/2024
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: 09/19/2023
Date Data Arrived at EDR: 10/03/2023
Date Made Active in Reports: 10/19/2023
Number of Days to Update: 16

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 02/01/2024
Next Scheduled EDR Contact: 05/13/2024
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: 03/20/2023
Date Data Arrived at EDR: 04/04/2023
Date Made Active in Reports: 06/09/2023
Number of Days to Update: 66

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 01/05/2024
Next Scheduled EDR Contact: 04/15/2024
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: 12/26/2023
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 07/20/2023
Date Data Arrived at EDR: 09/01/2023
Date Made Active in Reports: 09/20/2023
Number of Days to Update: 19

Source: Nuclear Regulatory Commission
Telephone: 301-415-0717
Last EDR Contact: 01/11/2024
Next Scheduled EDR Contact: 04/29/2024
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: 12/31/2022
Date Data Arrived at EDR: 11/27/2023
Date Made Active in Reports: 02/22/2024
Number of Days to Update: 87

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 02/23/2024
Next Scheduled EDR Contact: 06/10/2024
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: 02/23/2024
Next Scheduled EDR Contact: 06/10/2024
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: 02/02/2024
Next Scheduled EDR Contact: 05/13/2024
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: 12/19/2023
Next Scheduled EDR Contact: 04/08/2024
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data
Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 80
Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 01/05/2024
Next Scheduled EDR Contact: 05/06/2024
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees
Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/31/2023
Date Data Arrived at EDR: 01/11/2024
Date Made Active in Reports: 01/16/2024
Number of Days to Update: 5

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 04/15/2024
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: 12/31/2021
Date Data Arrived at EDR: 03/09/2023
Date Made Active in Reports: 03/20/2023
Number of Days to Update: 11

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 12/06/2023
Next Scheduled EDR Contact: 04/01/2024
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: 01/02/2024
Next Scheduled EDR Contact: 04/15/2024
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: 01/29/2024
Next Scheduled EDR Contact: 05/13/2024
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 08/30/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 74

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 02/15/2024
Next Scheduled EDR Contact: 05/27/2024
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 12/26/2024
Date Data Arrived at EDR: 01/02/2024
Date Made Active in Reports: 01/24/2024
Number of Days to Update: 22

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 03/01/2024
Next Scheduled EDR Contact: 04/08/2024
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: 11/01/2023
Date Data Arrived at EDR: 11/17/2023
Date Made Active in Reports: 02/13/2024
Number of Days to Update: 88

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 02/21/2024
Next Scheduled EDR Contact: 06/03/2024
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: 01/02/2024
Date Data Arrived at EDR: 01/03/2024
Date Made Active in Reports: 01/04/2024
Number of Days to Update: 1

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 05/20/2024
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: 01/07/2022
Date Data Arrived at EDR: 02/24/2023
Date Made Active in Reports: 05/17/2023
Number of Days to Update: 82

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 02/22/2024
Next Scheduled EDR Contact: 06/03/2024
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: 02/22/2024
Next Scheduled EDR Contact: 06/03/2024
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: 11/28/2023
Date Data Arrived at EDR: 11/29/2023
Date Made Active in Reports: 12/11/2023
Number of Days to Update: 12

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 03/01/2024
Next Scheduled EDR Contact: 06/17/2024
Data Release Frequency: Quarterly

MINES MRDS: Mineral Resources Data System

Mineral Resources Data System

Date of Government Version: 08/23/2022
Date Data Arrived at EDR: 11/22/2022
Date Made Active in Reports: 02/28/2023
Number of Days to Update: 98

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 02/22/2024
Next Scheduled EDR Contact: 06/03/2024
Data Release Frequency: Varies

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 11/03/2023
Date Data Arrived at EDR: 11/08/2023
Date Made Active in Reports: 11/20/2023
Number of Days to Update: 12

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 02/27/2024
Next Scheduled EDR Contact: 06/10/2024
Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/06/2021
Date Data Arrived at EDR: 05/21/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 02/20/2024
Next Scheduled EDR Contact: 06/03/2024
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: 12/17/2023
Date Data Arrived at EDR: 12/28/2023
Date Made Active in Reports: 03/04/2024
Number of Days to Update: 67

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 12/28/2023
Next Scheduled EDR Contact: 04/15/2024
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: 01/05/2024
Next Scheduled EDR Contact: 04/22/2024
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 11/10/2023
Date Data Arrived at EDR: 11/10/2023
Date Made Active in Reports: 02/07/2024
Number of Days to Update: 89

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 02/13/2024
Next Scheduled EDR Contact: 05/27/2024
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: 12/28/2023
Date Data Arrived at EDR: 12/28/2023
Date Made Active in Reports: 03/04/2024
Number of Days to Update: 67

Source: Environmental Protection Agency
Telephone: 703-603-8895
Last EDR Contact: 12/28/2023
Next Scheduled EDR Contact: 04/15/2024
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: 12/28/2023
Date Data Arrived at EDR: 12/28/2023
Date Made Active in Reports: 03/04/2024
Number of Days to Update: 67

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 12/28/2023
Next Scheduled EDR Contact: 04/15/2024
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: 12/28/2023
Date Data Arrived at EDR: 12/28/2023
Date Made Active in Reports: 01/04/2024
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 12/28/2023
Next Scheduled EDR Contact: 04/15/2024
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: 12/28/2023
Date Data Arrived at EDR: 12/28/2023
Date Made Active in Reports: 01/04/2024
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 202-566-0250
Last EDR Contact: 12/28/2023
Next Scheduled EDR Contact: 04/15/2024
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: 12/28/2023
Date Data Arrived at EDR: 12/28/2023
Date Made Active in Reports: 01/04/2024
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 12/28/2023
Next Scheduled EDR Contact: 04/15/2024
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: 01/22/2024
Next Scheduled EDR Contact: 05/06/2024
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: 12/28/2023
Date Data Arrived at EDR: 12/28/2023
Date Made Active in Reports: 03/04/2024
Number of Days to Update: 67

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 12/28/2023
Next Scheduled EDR Contact: 04/15/2024
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: 12/28/2023
Date Data Arrived at EDR: 12/28/2023
Date Made Active in Reports: 03/04/2024
Number of Days to Update: 67

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 12/28/2023
Next Scheduled EDR Contact: 04/15/2024
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: 12/28/2023
Date Data Arrived at EDR: 12/28/2023
Date Made Active in Reports: 03/04/2024
Number of Days to Update: 67

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 12/28/2023
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Varies

PFAS ECHO FIRE TRAINING: 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: 12/28/2023
Date Data Arrived at EDR: 12/28/2023
Date Made Active in Reports: 03/04/2024
Number of Days to Update: 67

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 12/28/2023
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Varies

PFAS PART 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: 12/28/2023
Date Data Arrived at EDR: 12/28/2023
Date Made Active in Reports: 03/04/2024
Number of Days to Update: 67

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 12/28/2023
Next Scheduled EDR Contact: 04/15/2024
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: 12/28/2023
Date Data Arrived at EDR: 12/28/2023
Date Made Active in Reports: 03/04/2024
Number of Days to Update: 67

Source: Environmental Protection Agency
Telephone: 202-267-2675
Last EDR Contact: 12/28/2023
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Varies

PCS ENF: Enforcement data
No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 12/27/2023
Next Scheduled EDR Contact: 04/15/2024
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: 12/27/2023
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: No Update Planned

BIOSOLIDS: ICIS-NPDES Biosolids Facility Data
The data reflects compliance information about facilities in the biosolids program.

Date of Government Version: 12/31/2023
Date Data Arrived at EDR: 01/03/2024
Date Made Active in Reports: 01/16/2024
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: 202-564-4700
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

PFAS: PFAS Contamination Site Location Listing
A listing of PFAS contaminated sites included in the GeoTracker database.

Date of Government Version: 11/30/2023
Date Data Arrived at EDR: 11/30/2023
Date Made Active in Reports: 02/26/2024
Number of Days to Update: 88

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 11/30/2023
Next Scheduled EDR Contact: 03/18/2024
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: 11/30/2023
Date Data Arrived at EDR: 11/30/2023
Date Made Active in Reports: 02/23/2024
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 916-341-5455
Last EDR Contact: 11/30/2023
Next Scheduled EDR Contact: 03/18/2024
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: 11/30/2023
Date Data Arrived at EDR: 11/30/2023
Date Made Active in Reports: 02/23/2024
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 916-341-5455
Last EDR Contact: 11/30/2023
Next Scheduled EDR Contact: 03/18/2024
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: 09/19/2023
Date Data Arrived at EDR: 09/20/2023
Date Made Active in Reports: 12/08/2023
Number of Days to Update: 79

Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 12/13/2023
Next Scheduled EDR Contact: 04/01/2024
Data Release Frequency: Quarterly

CUPA LIVERMORE-PLEASANTON: CUPA Facility Listing

list of facilities associated with the various CUPA programs in Livermore-Pleasanton

Date of Government Version: 03/31/2023
Date Data Arrived at EDR: 05/08/2023
Date Made Active in Reports: 07/31/2023
Number of Days to Update: 84

Source: Livermore-Pleasanton Fire Department
Telephone: 925-454-2361
Last EDR Contact: 02/09/2024
Next Scheduled EDR Contact: 05/20/2024
Data Release Frequency: Varies

DRYCLEAN NO SIERRA DIST: 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: 05/07/2019
Date Data Arrived at EDR: 05/07/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1455

Source: Northern Sierra Air Quality Management District
Telephone: 530-274-9350
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN NO SONOMA CO DIST: 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: 04/17/2019
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: 707-433-5911
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN SANTA BARB CO DIST: 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: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN TEHAMA CO DIST: 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: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN SACRAMENTO METO DIST: 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: 08/15/2023
Date Data Arrived at EDR: 08/17/2023
Date Made Active in Reports: 10/31/2023
Number of Days to Update: 75
Source: Sacramento Metropolitan Air Quality Management District
Telephone: 916-874-3958
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN SAN LUIS OB CO DIST: 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: 07/26/2023
Date Data Arrived at EDR: 07/27/2023
Date Made Active in Reports: 10/13/2023
Number of Days to Update: 78
Source: San Luis Obispo County Air Pollution Control District
Telephone: 805-781-5756
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN BUTTE CO DIST: Butte County Air Quality Management DistrictDrycleaner Facility Listing
Butte County Air Quality Management DistrictDrycleaner Facility Listing.

Date of Government Version: 04/25/2023
Date Data Arrived at EDR: 10/18/2023
Date Made Active in Reports: 01/16/2024
Number of Days to Update: 90
Source: Butte County Air Quality Management District
Telephone: 530-332-9400
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN FEATHER RIVER DIST: 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: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN SAN JOAQ VAL DIST: 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: 05/24/2023
Date Data Arrived at EDR: 05/30/2023
Date Made Active in Reports: 08/21/2023
Number of Days to Update: 83
Source: San Joaquin Valley Air Pollution Control District
Telephone: 559-230-6001
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN EAST KERN DIST: 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: 01/12/2023
Date Data Arrived at EDR: 04/26/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 79
Source: Eastern Kern Air Pollution Control District
Telephone: 661-862-9684
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN IMPERIAL CO DIST: 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: 04/25/2023
Date Data Arrived at EDR: 04/26/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 79

Source: Imperial County Air Pollution Control District
Telephone: 442-265-1800
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN MENDO CO DIST: 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: 04/27/2023
Date Data Arrived at EDR: 04/28/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 77

Source: Mendocino County Air Quality Management District
Telephone: 707-463-4354
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN MOJAVE DESERT DIST: 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: 04/26/2023
Date Data Arrived at EDR: 04/27/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 78

Source: Mojave Desert Air Quality Management District
Telephone: 760-245-1661
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN MONTEREY BAY DIST: 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: 04/25/2023
Date Data Arrived at EDR: 04/26/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 79

Source: Monterey Bay Air Quality Management District
Telephone: 831-647-9411
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN SHASTA CO DIST: 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: 04/26/2023
Date Data Arrived at EDR: 04/27/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 78

Source: Shasta County Air Quality Management District
Telephone: 530-225-5674
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN YOLO-SOLANO DIST: 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: 04/25/2023
Date Data Arrived at EDR: 04/27/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 78

Source: Yolo-Solano Air Quality Management District
Telephone: 530-757-3650
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN PLACER CO DIST: 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: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN BAY AREA DIST: 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: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN CALAVERAS CO DIST: 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: 01/03/2024
Next Scheduled EDR Contact: 09/16/2019
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: 12/31/2020
Date Data Arrived at EDR: 02/04/2021
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 816
Source: California Air Resources Board
Telephone: 916-323-0006
Last EDR Contact: 01/26/2024
Next Scheduled EDR Contact: 05/06/2024
Data Release Frequency: Varies

DRYCLEAN LAKE CO DIST: 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: 04/29/2019
Date Data Arrived at EDR: 05/07/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1455
Source: Lake County Air Quality Management District
Telephone: 707-263-7000
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN NO COAST UNIFIED DIST: 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: 01/03/2024
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: 11/14/2023
Date Data Arrived at EDR: 11/16/2023
Date Made Active in Reports: 02/12/2024
Number of Days to Update: 88
Source: South Coast Air Quality Management District
Telephone: 909-396-3211
Last EDR Contact: 02/20/2024
Next Scheduled EDR Contact: 06/03/2024
Data Release Frequency: Varies

DRYCLEAN VENTURA CO DIST: Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Ventura County Air Pollution Control District.

Date of Government Version: 01/04/2024
Date Data Arrived at EDR: 01/16/2024
Date Made Active in Reports: 02/08/2024
Number of Days to Update: 23
Source: Ventura County Air Pollution Control District
Telephone: 805-645-1421
Last EDR Contact: 01/03/2024
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: 11/21/2023
Date Data Arrived at EDR: 11/22/2023
Date Made Active in Reports: 02/16/2024
Number of Days to Update: 86
Source: Antelope Valley Air Quality Management District
Telephone: 661-723-8070
Last EDR Contact: 02/26/2024
Next Scheduled EDR Contact: 06/10/2024
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: 01/03/2024
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: 08/31/2023
Date Data Arrived at EDR: 09/08/2023
Date Made Active in Reports: 11/27/2023
Number of Days to Update: 80
Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 02/26/2024
Next Scheduled EDR Contact: 06/10/2024
Data Release Frequency: Annually

DRYCLEAN GLENN CO DIST: 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: 05/02/2023
Date Data Arrived at EDR: 05/03/2023
Date Made Active in Reports: 07/25/2023
Number of Days to Update: 83
Source: Glenn County Air Pollution Control District
Telephone: 530-934-6500
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN SAN DIEGO CO DIST: 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: 08/08/2023
Date Data Arrived at EDR: 08/09/2023
Date Made Active in Reports: 10/26/2023
Number of Days to Update: 78
Source: San Diego County Air Pollution Control District
Telephone: 858-586-2616
Last EDR Contact: 08/08/2023
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: 12/31/2021
Date Data Arrived at EDR: 06/09/2023
Date Made Active in Reports: 08/30/2023
Number of Days to Update: 82
Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 12/14/2023
Next Scheduled EDR Contact: 03/25/2024
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: 10/16/2023
Date Data Arrived at EDR: 10/17/2023
Date Made Active in Reports: 01/09/2024
Number of Days to Update: 84

Source: State Water Resoruces Control Board
Telephone: 916-445-9379
Last EDR Contact: 01/16/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

Financial Assurance information

Date of Government Version: 09/13/2023
Date Data Arrived at EDR: 09/14/2023
Date Made Active in Reports: 09/21/2023
Number of Days to Update: 7

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 01/11/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 11/08/2023
Date Data Arrived at EDR: 11/22/2023
Date Made Active in Reports: 02/16/2024
Number of Days to Update: 86

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 02/20/2024
Next Scheduled EDR Contact: 05/20/2024
Data Release Frequency: Varies

ICE: Inspection, Compliance and Enforcement

Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 02/07/2024
Date Data Arrived at EDR: 02/07/2024
Date Made Active in Reports: 02/07/2024
Number of Days to Update: 0

Source: Department of Toxic Subsances Control
Telephone: 877-786-9427
Last EDR Contact: 02/07/2024
Next Scheduled EDR Contact: 05/27/2024
Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site List

The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 02/07/2024
Date Data Arrived at EDR: 02/07/2024
Date Made Active in Reports: 02/07/2024
Number of Days to Update: 0

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 02/07/2024
Next Scheduled EDR Contact: 05/27/2024
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: 10/02/2023
Date Data Arrived at EDR: 10/04/2023
Date Made Active in Reports: 12/27/2023
Number of Days to Update: 84

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 04/15/2024
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: 10/26/2023
Date Data Arrived at EDR: 10/27/2023
Date Made Active in Reports: 01/29/2024
Number of Days to Update: 94

Source: Department of Toxic Substances Control
Telephone: 916-324-2444
Last EDR Contact: 12/26/2023
Next Scheduled EDR Contact: 04/15/2024
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: 12/31/2021
Date Data Arrived at EDR: 07/05/2022
Date Made Active in Reports: 09/19/2022
Number of Days to Update: 76

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 04/15/2024
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: 11/29/2023
Date Data Arrived at EDR: 11/29/2023
Date Made Active in Reports: 02/23/2024
Number of Days to Update: 86

Source: Department of Conservation
Telephone: 916-322-1080
Last EDR Contact: 11/29/2023
Next Scheduled EDR Contact: 03/18/2024
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: 11/08/2023
Date Data Arrived at EDR: 11/22/2023
Date Made Active in Reports: 02/16/2024
Number of Days to Update: 86

Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 02/27/2024
Next Scheduled EDR Contact: 06/10/2024
Data Release Frequency: Varies

NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 11/06/2023
Date Data Arrived at EDR: 11/07/2023
Date Made Active in Reports: 02/05/2024
Number of Days to Update: 90

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 02/06/2024
Next Scheduled EDR Contact: 05/20/2024
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: 11/22/2023
Date Data Arrived at EDR: 11/22/2023
Date Made Active in Reports: 02/16/2024
Number of Days to Update: 86
Source: Department of Pesticide Regulation
Telephone: 916-445-4038
Last EDR Contact: 02/27/2024
Next Scheduled EDR Contact: 06/10/2024
Data Release Frequency: Quarterly

PROC: Certified Processors Database
A listing of certified processors.

Date of Government Version: 11/29/2023
Date Data Arrived at EDR: 11/29/2023
Date Made Active in Reports: 02/23/2024
Number of Days to Update: 86
Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 11/29/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Quarterly

NOTIFY 65: Proposition 65 Records
Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 12/06/2023
Date Data Arrived at EDR: 12/06/2023
Date Made Active in Reports: 02/29/2024
Number of Days to Update: 85
Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/25/2024
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: 01/29/2024
Next Scheduled EDR Contact: 05/13/2024
Data Release Frequency: Annually

SANTA CRUZ CO SITE MITI: Site Mitigation Listing
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: 02/09/2024
Next Scheduled EDR Contact: 05/27/2024
Data Release Frequency: Varies

UIC: UIC Listing
A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 11/29/2023
Date Data Arrived at EDR: 11/29/2023
Date Made Active in Reports: 02/27/2024
Number of Days to Update: 90
Source: Deaprtment of Conservation
Telephone: 916-445-2408
Last EDR Contact: 11/29/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Varies

UIC GEO: Underground Injection Control Sites (GEOTRACKER)
Underground control injection sites

Date of Government Version: 12/04/2023
Date Data Arrived at EDR: 12/05/2023
Date Made Active in Reports: 02/28/2024
Number of Days to Update: 85
Source: State Water Resource Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/18/2024
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: 01/05/2024
Next Scheduled EDR Contact: 04/15/2024
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: 02/09/2024
Next Scheduled EDR Contact: 05/27/2024
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: 12/12/2023
Next Scheduled EDR Contact: 04/01/2024
Data Release Frequency: No Update Planned

MILITARY PRIV SITES: Military Privatized Sites (GEOTRACKER)

Military privatized sites

Date of Government Version: 12/04/2023
Date Data Arrived at EDR: 12/05/2023
Date Made Active in Reports: 02/28/2024
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Varies

PROJECT: Project Sites (GEOTRACKER)

Projects sites

Date of Government Version: 12/04/2023
Date Data Arrived at EDR: 12/05/2023
Date Made Active in Reports: 02/28/2024
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/18/2024
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: 11/29/2023
Date Data Arrived at EDR: 11/29/2023
Date Made Active in Reports: 02/22/2024
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 916-341-5810
Last EDR Contact: 11/29/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 11/22/2023
Date Data Arrived at EDR: 11/22/2023
Date Made Active in Reports: 02/16/2024
Number of Days to Update: 86

Source: State Water Resources Control Board
Telephone: 866-794-4977
Last EDR Contact: 02/27/2024
Next Scheduled EDR Contact: 06/10/2024
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: 10/16/2023
Date Data Arrived at EDR: 10/17/2023
Date Made Active in Reports: 01/09/2024
Number of Days to Update: 84

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 01/16/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

NON-CASE INFO: Non-Case Information Sites (GEOTRACKER)

Non-Case Information sites

Date of Government Version: 12/04/2023
Date Data Arrived at EDR: 12/05/2023
Date Made Active in Reports: 02/28/2024
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Varies

OTHER OIL GAS: Other Oil & Gas Projects Sites (GEOTRACKER)

Other Oil & Gas Projects sites

Date of Government Version: 12/04/2023
Date Data Arrived at EDR: 12/05/2023
Date Made Active in Reports: 02/28/2024
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Varies

PROD WATER PONDS: Produced Water Ponds Sites (GEOTRACKER)

Produced water ponds sites

Date of Government Version: 12/04/2023
Date Data Arrived at EDR: 12/05/2023
Date Made Active in Reports: 02/28/2024
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Varies

SAMPLING POINT: Sampling Point ? Public Sites (GEOTRACKER)

Sampling point - public sites

Date of Government Version: 12/04/2023
Date Data Arrived at EDR: 12/05/2023
Date Made Active in Reports: 02/28/2024
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/18/2024
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: 12/04/2023
Date Data Arrived at EDR: 12/05/2023
Date Made Active in Reports: 02/28/2024
Number of Days to Update: 85
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Varies

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: 02/09/2024
Next Scheduled EDR Contact: 05/20/2024
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: 02/09/2024
Next Scheduled EDR Contact: 05/20/2024
Data Release Frequency: Semi-Annually

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants
The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A
Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations
EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

CS ALAMEDA: Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 01/09/2019
Date Data Arrived at EDR: 01/11/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 53

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 12/26/2023
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Semi-Annually

UST ALAMEDA: Underground Tanks
Underground storage tank sites located in Alameda county.

Date of Government Version: 09/27/2023
Date Data Arrived at EDR: 09/28/2023
Date Made Active in Reports: 12/18/2023
Number of Days to Update: 81

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 12/26/2023
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA AMADOR: CUPA Facility List
Cupa Facility List

Date of Government Version: 04/27/2023
Date Data Arrived at EDR: 04/27/2023
Date Made Active in Reports: 07/13/2023
Number of Days to Update: 77

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 04/26/2023
Next Scheduled EDR Contact: 05/13/2024
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: 12/26/2023
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA CALVERAS: CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 09/12/2023
Date Data Arrived at EDR: 09/13/2023
Date Made Active in Reports: 12/04/2023
Number of Days to Update: 82

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 12/12/2023
Next Scheduled EDR Contact: 04/01/2024
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: 01/29/2024
Next Scheduled EDR Contact: 05/13/2024
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: 10/20/2023
Date Data Arrived at EDR: 10/24/2023
Date Made Active in Reports: 01/16/2024
Number of Days to Update: 84

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 01/22/2024
Next Scheduled EDR Contact: 05/06/2024
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA DEL NORTE: CUPA Facility List
Cupa Facility list

Date of Government Version: 10/24/2023
Date Data Arrived at EDR: 10/25/2023
Date Made Active in Reports: 01/16/2024
Number of Days to Update: 83

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 02/05/2024
Next Scheduled EDR Contact: 05/06/2024
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: 01/22/2024
Next Scheduled EDR Contact: 05/06/2024
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: 12/26/2023
Next Scheduled EDR Contact: 04/08/2024
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: 01/11/2024
Next Scheduled EDR Contact: 04/29/2024
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: 02/09/2024
Next Scheduled EDR Contact: 05/27/2024
Data Release Frequency: Semi-Annually

IMPERIAL COUNTY:

CUPA IMPERIAL: CUPA Facility List
Cupa facility list.

Date of Government Version: 10/10/2023
Date Data Arrived at EDR: 10/11/2023
Date Made Active in Reports: 01/04/2024
Number of Days to Update: 85

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 01/11/2024
Next Scheduled EDR Contact: 04/29/2024
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: 02/09/2024
Next Scheduled EDR Contact: 05/27/2024
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: 10/30/2023
Date Data Arrived at EDR: 11/01/2023
Date Made Active in Reports: 01/23/2024
Number of Days to Update: 83

Source: Kern County Public Health
Telephone: 661-321-3000
Last EDR Contact: 02/12/2024
Next Scheduled EDR Contact: 05/13/2024
Data Release Frequency: Varies

UST KERN: Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

Date of Government Version: 10/30/2023
Date Data Arrived at EDR: 11/01/2023
Date Made Active in Reports: 01/23/2024
Number of Days to Update: 83

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 02/12/2024
Next Scheduled EDR Contact: 05/13/2024
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: 02/09/2024
Next Scheduled EDR Contact: 05/27/2024
Data Release Frequency: Varies

LAKE COUNTY:

CUPA LAKE: CUPA Facility List
Cupa facility list

Date of Government Version: 10/27/2023
Date Data Arrived at EDR: 11/01/2023
Date Made Active in Reports: 11/21/2023
Number of Days to Update: 20

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 01/09/2024
Next Scheduled EDR Contact: 04/22/2024
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: 01/11/2024
Next Scheduled EDR Contact: 04/29/2024
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: 12/05/2023
Next Scheduled EDR Contact: 03/25/2024
Data Release Frequency: No Update Planned

HMS LOS ANGELES: HMS: Street Number List
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 10/01/2023
Date Data Arrived at EDR: 10/06/2023
Date Made Active in Reports: 12/27/2023
Number of Days to Update: 82

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 01/11/2024
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Semi-Annually

LF LOS ANGELES: List of Solid Waste Facilities
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 10/09/2023
Date Data Arrived at EDR: 10/09/2023
Date Made Active in Reports: 12/27/2023
Number of Days to Update: 79

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 01/10/2024
Next Scheduled EDR Contact: 04/22/2024
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: 12/31/2022
Date Data Arrived at EDR: 01/12/2023
Date Made Active in Reports: 03/29/2023
Number of Days to Update: 76

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 01/04/2024
Next Scheduled EDR Contact: 04/22/2024
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: 12/13/2023
Next Scheduled EDR Contact: 04/01/2024
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: 04/13/2023
Date Data Arrived at EDR: 07/13/2023
Date Made Active in Reports: 09/27/2023
Number of Days to Update: 76

Source: Los Angeles County Department of Public Works
Telephone: 626-458-6973
Last EDR Contact: 01/11/2024
Next Scheduled EDR Contact: 04/22/2024
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: 12/01/2023
Date Data Arrived at EDR: 12/13/2023
Date Made Active in Reports: 12/14/2023
Number of Days to Update: 1

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 12/13/2023
Next Scheduled EDR Contact: 04/01/2024
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: 09/01/2023
Date Data Arrived at EDR: 09/20/2023
Date Made Active in Reports: 12/08/2023
Number of Days to Update: 79

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 12/13/2023
Next Scheduled EDR Contact: 04/01/2024
Data Release Frequency: Varies

SITE MIT LOS ANGELES: Site Mitigation List
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 07/11/2023
Date Data Arrived at EDR: 10/17/2023
Date Made Active in Reports: 01/09/2024
Number of Days to Update: 84

Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 01/19/2024
Next Scheduled EDR Contact: 04/29/2024
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: 01/04/2024
Next Scheduled EDR Contact: 04/22/2024
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: 01/11/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

UST TORRANCE: City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 04/12/2023
Date Data Arrived at EDR: 05/02/2023
Date Made Active in Reports: 06/13/2023
Number of Days to Update: 42

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 01/11/2024
Next Scheduled EDR Contact: 04/29/2024
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: 02/09/2024
Next Scheduled EDR Contact: 05/27/2024
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: 12/18/2023
Next Scheduled EDR Contact: 04/08/2024
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: 02/20/2024
Next Scheduled EDR Contact: 06/03/2024
Data Release Frequency: Annually

MERCED COUNTY:

CUPA MERCED: CUPA Facility List
CUPA facility list.

Date of Government Version: 11/15/2023
Date Data Arrived at EDR: 11/20/2023
Date Made Active in Reports: 02/15/2024
Number of Days to Update: 87

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 02/12/2024
Next Scheduled EDR Contact: 05/27/2024
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: 02/16/2024
Next Scheduled EDR Contact: 06/03/2024
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA MONTEREY: CUPA Facility Listing
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 10/04/2021
Date Data Arrived at EDR: 10/06/2021
Date Made Active in Reports: 12/29/2021
Number of Days to Update: 84

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 01/22/2024
Next Scheduled EDR Contact: 04/08/2024
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: 02/16/2024
Next Scheduled EDR Contact: 06/03/2024
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: 02/16/2024
Next Scheduled EDR Contact: 06/03/2024
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA NEVADA: CUPA Facility List
CUPA facility list.

Date of Government Version: 10/31/2023
Date Data Arrived at EDR: 11/03/2023
Date Made Active in Reports: 01/23/2024
Number of Days to Update: 81

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 01/22/2024
Next Scheduled EDR Contact: 05/06/2024
Data Release Frequency: Varies

ORANGE COUNTY:

IND_SITE ORANGE: List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 10/10/2023
Date Data Arrived at EDR: 11/01/2023
Date Made Active in Reports: 01/23/2024
Number of Days to Update: 83

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 02/02/2024
Next Scheduled EDR Contact: 05/13/2024
Data Release Frequency: Annually

LUST ORANGE: List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 10/10/2023
Date Data Arrived at EDR: 11/01/2023
Date Made Active in Reports: 01/23/2024
Number of Days to Update: 83

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 02/02/2024
Next Scheduled EDR Contact: 05/13/2024
Data Release Frequency: Quarterly

UST ORANGE: List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 10/10/2023
Date Data Arrived at EDR: 11/01/2023
Date Made Active in Reports: 01/23/2024
Number of Days to Update: 83

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 02/02/2024
Next Scheduled EDR Contact: 05/13/2024
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: 11/09/2023
Date Data Arrived at EDR: 11/09/2023
Date Made Active in Reports: 11/21/2023
Number of Days to Update: 12

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 02/26/2024
Next Scheduled EDR Contact: 06/10/2024
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: 01/11/2024
Next Scheduled EDR Contact: 04/29/2024
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: 09/29/2023
Date Data Arrived at EDR: 10/04/2023
Date Made Active in Reports: 12/27/2023
Number of Days to Update: 84

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/25/2024
Data Release Frequency: Quarterly

UST RIVERSIDE: Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 09/29/2023
Date Data Arrived at EDR: 10/04/2023
Date Made Active in Reports: 12/27/2023
Number of Days to Update: 84

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/25/2024
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: 12/18/2023
Next Scheduled EDR Contact: 04/08/2024
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: 12/18/2023
Next Scheduled EDR Contact: 04/08/2024
Data Release Frequency: Quarterly

SAN BENITO COUNTY:

CUPA SAN BENITO: CUPA Facility List
Cupa facility list

Date of Government Version: 01/17/2024
Date Data Arrived at EDR: 01/18/2024
Date Made Active in Reports: 01/26/2024
Number of Days to Update: 8

Source: San Benito County Environmental Health
Telephone: N/A
Last EDR Contact: 01/11/2024
Next Scheduled EDR Contact: 05/13/2024
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: 11/08/2023
Date Data Arrived at EDR: 11/09/2023
Date Made Active in Reports: 02/07/2024
Number of Days to Update: 90

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 01/29/2024
Next Scheduled EDR Contact: 05/12/2024
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: 11/27/2023
Date Data Arrived at EDR: 11/27/2023
Date Made Active in Reports: 02/16/2024
Number of Days to Update: 81

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 02/27/2024
Next Scheduled EDR Contact: 06/10/2024
Data Release Frequency: Quarterly

LF SAN DIEGO: Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 04/04/2023
Date Data Arrived at EDR: 04/05/2023
Date Made Active in Reports: 06/27/2023
Number of Days to Update: 83

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 01/11/2024
Next Scheduled EDR Contact: 04/29/2024
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: 01/11/2024
Next Scheduled EDR Contact: 04/29/2024
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: 02/23/2024
Next Scheduled EDR Contact: 06/10/2024
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

CUPA SAN FRANCISCO CO: CUPA Facility Listing

Cupa facilities

Date of Government Version: 10/30/2023
Date Data Arrived at EDR: 11/01/2023
Date Made Active in Reports: 01/23/2024
Number of Days to Update: 83

Source: San Francisco County Department of Environmental Health
Telephone: 415-252-3896
Last EDR Contact: 01/29/2024
Next Scheduled EDR Contact: 05/13/2024
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: 01/29/2024
Next Scheduled EDR Contact: 05/13/2024
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: 10/30/2023
Date Data Arrived at EDR: 11/01/2023
Date Made Active in Reports: 01/23/2024
Number of Days to Update: 83

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 01/29/2024
Next Scheduled EDR Contact: 05/13/2024
Data Release Frequency: Quarterly

SAN FRANCISO COUNTY:

SAN FRANCISCO MAHER: Maher Ordinance Property Listing
a listing of properties that fall within a Maher Ordinance, for all of San Francisco

Date of Government Version: 10/15/2023
Date Data Arrived at EDR: 10/17/2023
Date Made Active in Reports: 01/11/2024
Number of Days to Update: 86

Source: San Francisco Planning
Telephone: 628-652-7483
Last EDR Contact: 01/18/2024
Next Scheduled EDR Contact: 04/29/2024
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: 12/05/2023
Next Scheduled EDR Contact: 03/25/2024
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA SAN LUIS OBISPO: CUPA Facility List
Cupa Facility List.

Date of Government Version: 11/08/2023
Date Data Arrived at EDR: 11/09/2023
Date Made Active in Reports: 02/07/2024
Number of Days to Update: 90

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 02/12/2024
Next Scheduled EDR Contact: 05/27/2024
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: 12/07/2023
Next Scheduled EDR Contact: 03/18/2024
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: 03/01/2024
Next Scheduled EDR Contact: 06/17/2024
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: 02/09/2024
Next Scheduled EDR Contact: 05/27/2024
Data Release Frequency: No Update Planned

SANTA CLARA COUNTY:

CUPA SANTA CLARA: Cupa Facility List
Cupa facility list

Date of Government Version: 11/07/2023
Date Data Arrived at EDR: 11/08/2023
Date Made Active in Reports: 11/16/2023
Number of Days to Update: 8
Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 02/12/2024
Next Scheduled EDR Contact: 05/27/2024
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: 02/16/2024
Next Scheduled EDR Contact: 06/03/2024
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: 02/09/2024
Next Scheduled EDR Contact: 05/27/2024
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: 02/09/2024
Next Scheduled EDR Contact: 05/27/2024
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: 02/23/2024
Next Scheduled EDR Contact: 06/10/2024
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: 02/23/2024
Next Scheduled EDR Contact: 06/10/2024
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: 12/12/2023
Next Scheduled EDR Contact: 04/01/2024
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: 12/12/2023
Next Scheduled EDR Contact: 04/01/2024
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: 01/04/2024
Next Scheduled EDR Contact: 04/22/2024
Data Release Frequency: Varies

SUTTER COUNTY:

UST SUTTER: Underground Storage Tanks
Underground storage tank sites located in Sutter county.

Date of Government Version: 08/03/2023
Date Data Arrived at EDR: 08/24/2023
Date Made Active in Reports: 09/12/2023
Number of Days to Update: 19

Source: Sutter County Environmental Health Services
Telephone: 530-822-7500
Last EDR Contact: 02/26/2024
Next Scheduled EDR Contact: 06/10/2024
Data Release Frequency: Semi-Annually

TEHAMA COUNTY:

CUPA TEHAMA: CUPA Facility List
Cupa facilities

Date of Government Version: 12/05/2023
Date Data Arrived at EDR: 02/01/2024
Date Made Active in Reports: 02/28/2024
Number of Days to Update: 27

Source: Tehama County Department of Environmental Health
Telephone: 530-527-8020
Last EDR Contact: 01/29/2024
Next Scheduled EDR Contact: 05/13/2024
Data Release Frequency: Varies

TRINITY COUNTY:

CUPA TRINITY: CUPA Facility List
Cupa facility list

Date of Government Version: 10/10/2023
Date Data Arrived at EDR: 10/11/2023
Date Made Active in Reports: 01/04/2024
Number of Days to Update: 85

Source: Department of Toxic Substances Control
Telephone: 760-352-0381
Last EDR Contact: 01/11/2024
Next Scheduled EDR Contact: 04/29/2024
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: 01/29/2024
Next Scheduled EDR Contact: 05/13/2024
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: 01/11/2024
Next Scheduled EDR Contact: 04/29/2024
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: 09/26/2023
Date Data Arrived at EDR: 10/20/2023
Date Made Active in Reports: 01/11/2024
Number of Days to Update: 83

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 01/16/2024
Next Scheduled EDR Contact: 04/29/2024
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: 12/18/2023
Next Scheduled EDR Contact: 04/08/2024
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: 02/02/2024
Next Scheduled EDR Contact: 05/20/2024
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: 09/26/2023
Date Data Arrived at EDR: 10/24/2023
Date Made Active in Reports: 01/11/2024
Number of Days to Update: 79

Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 01/16/2024
Next Scheduled EDR Contact: 04/29/2024
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: 11/28/2023
Date Data Arrived at EDR: 11/29/2023
Date Made Active in Reports: 02/26/2024
Number of Days to Update: 89

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 11/29/2023
Next Scheduled EDR Contact: 03/18/2024
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: 09/21/2023
Date Data Arrived at EDR: 10/04/2023
Date Made Active in Reports: 12/27/2023
Number of Days to Update: 84

Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 12/18/2023
Next Scheduled EDR Contact: 04/08/2024
Data Release Frequency: Annually

YUBA COUNTY:

CUPA YUBA: CUPA Facility List
CUPA facility listing for Yuba County.

Date of Government Version: 10/30/2023
Date Data Arrived at EDR: 11/03/2023
Date Made Active in Reports: 01/23/2024
Number of Days to Update: 81

Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 01/22/2024
Next Scheduled EDR Contact: 05/06/2024
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: 11/06/2023
Date Data Arrived at EDR: 11/07/2023
Date Made Active in Reports: 01/31/2024
Number of Days to Update: 85

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 02/06/2024
Next Scheduled EDR Contact: 05/20/2024
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: 12/27/2023
Next Scheduled EDR Contact: 04/15/2024
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: 01/26/2024
Next Scheduled EDR Contact: 05/06/2024
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: 01/05/2024
Next Scheduled EDR Contact: 04/22/2024
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: 02/12/2024
Next Scheduled EDR Contact: 05/27/2024
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: 03/01/2024
Next Scheduled EDR Contact: 06/17/2024
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: Endeavor Business Media
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data
Source: Endeavor Business Media
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

8312 GRAPEWIN ST
8312 GRAPEWIN ST
CORONA, CA 92880

TARGET PROPERTY COORDINATES

Latitude (North):	33.936709 - 33° 56' 12.15''
Longitude (West):	117.591546 - 117° 35' 29.57''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	445329.9
UTM Y (Meters):	3755101.8
Elevation:	590 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	50005749 CORONA NORTH, 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).

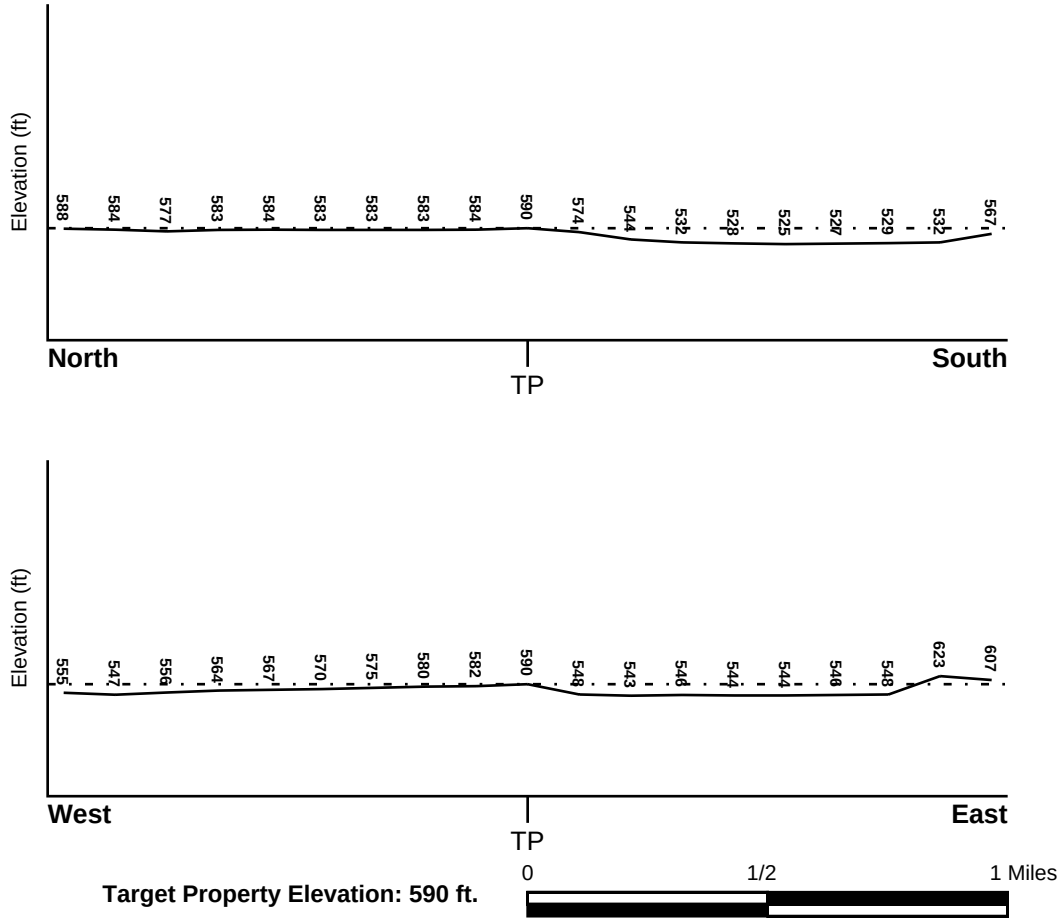
TOPOGRAPHIC INFORMATION

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 SE

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
06065C0687G	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
06071C9375H	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
Not Reported		

* ©1996 Site−specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

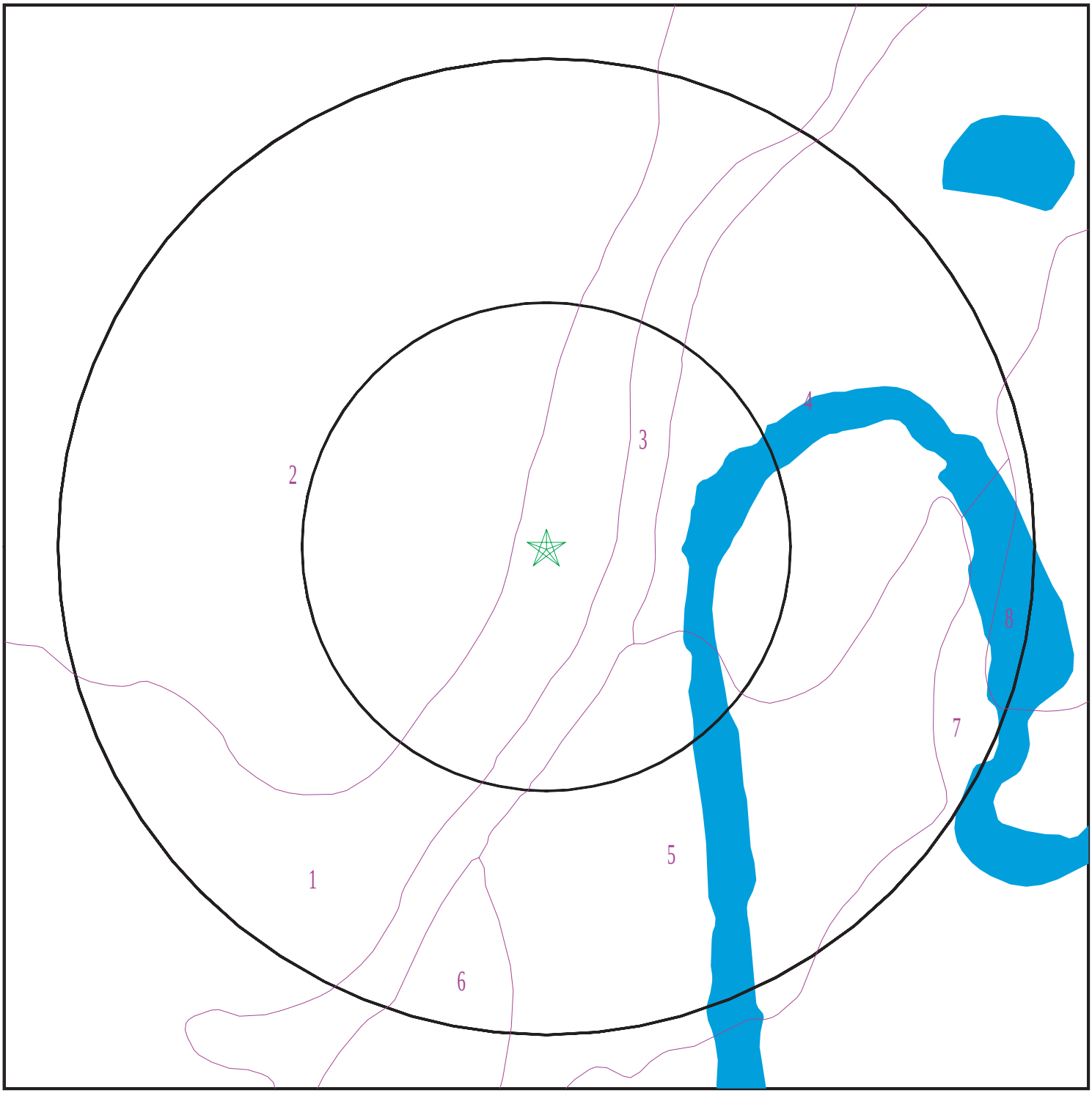
Era:	Mesozoic
System:	Cretaceous
Series:	Cretaceous granitic rocks
Code:	Kg *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Plutonic and Intrusive Rocks

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 - 7586606.2s



SITE NAME:	8312 Grapewin St	CLIENT:	Stantec
ADDRESS:	8312 Grapewin St Corona CA 92880	CONTACT:	Alicia R Jansen
		INQUIRY #:	7586606.2s
LAT/LONG:	33.936709 / 117.591546	DATE:	March 05, 2024 3:21 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: RAMONA

Soil Surface Texture: very fine sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	14 inches	very fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 1.4	Max: 8.4 Min: 6.6
2	14 inches	22 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 1.4	Max: 8.4 Min: 6.6
3	22 inches	68 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 1.4	Max: 8.4 Min: 6.6

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
4	68 inches	74 inches	gravelly sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 1.4	Max: 8.4 Min: 6.6

Soil Map ID: 2

Soil Component Name: PACHAPPA

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	20 inches	fine sandy 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: 14 Min: 4	Max: 7.8 Min: 6.6
2	20 inches	62 inches	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: 14 Min: 4	Max: 7.8 Min: 6.6

Soil Map ID: 3

Soil Component Name: Terrace escarpments

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class:
Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

Soil Map ID: 4

Soil Component Name: GRANGEVILLE

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: 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	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 9 Min: 7.4

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
2	16 inches	59 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 9 Min: 7.4

Soil Map ID: 5

Soil Component Name: GRANGEVILLE

Soil Surface Texture: sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	35 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 42 Min: 14	Max: 9 Min: 7.4
2	35 inches	59 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 42 Min: 14	Max: 9 Min: 7.4

Soil Map ID: 6

Soil Component Name: DELHI

Soil Surface Texture: fine sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Somewhat excessively drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information

	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	9 inches	fine sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.8 Min: 6.1
2	9 inches	48 inches	sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.8 Min: 6.1
3	48 inches	59 inches	fine sandy loam	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.8 Min: 6.1

Soil Map ID: 7

Soil Component Name: DELLO

Soil Surface Texture: loamy sand

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: 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	7 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 8.4 Min: 6.6
2	7 inches	35 inches	sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 8.4 Min: 6.6
3	35 inches	59 inches	gravelly coarse sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 8.4 Min: 6.6

Soil Map ID: 8

Soil Component Name: GRANGEVILLE

Soil Surface Texture: loamy fine 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: Moderately well drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	16 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%), silt.	Max: 42 Min: 14	Max: 8.4 Min: 6.6
2	16 inches	59 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 42 Min: 14	Max: 8.4 Min: 6.6

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
C7	USGS40000139110	1/4 - 1/2 Mile SSW
C8	USGS40000139109	1/4 - 1/2 Mile SSW

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
48	USGS40000139049	1/2 - 1 Mile SSW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

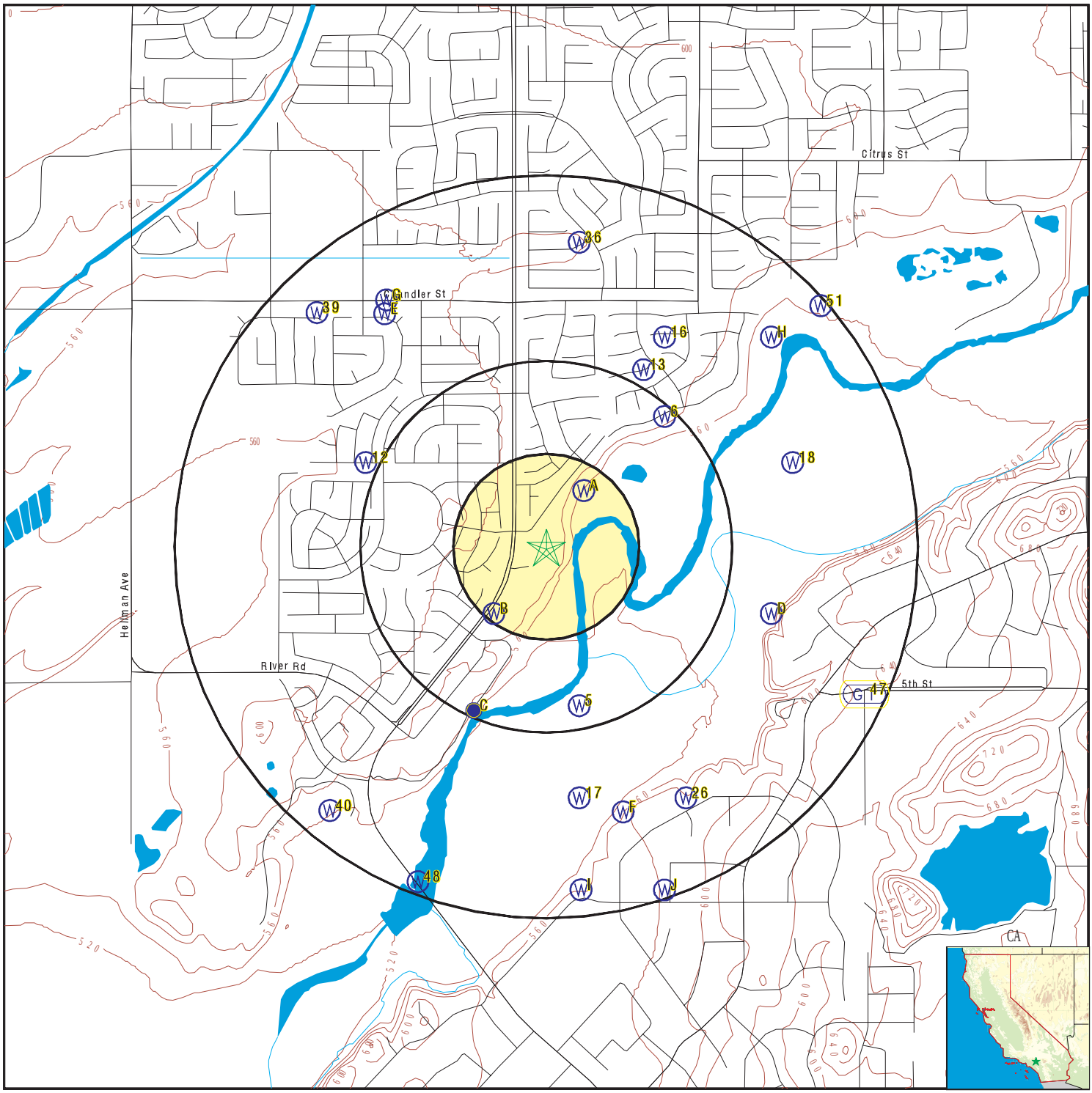
STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A1	3609	1/8 - 1/4 Mile NNE
A2	3610	1/8 - 1/4 Mile NNE
B3	CADWR0000024187	1/8 - 1/4 Mile SW
B4	CADWR0000029046	1/8 - 1/4 Mile SW
5	CADWR0000005038	1/4 - 1/2 Mile SSE
6	CADDW2000003733	1/4 - 1/2 Mile NE
C9	CAUSGSN00003882	1/4 - 1/2 Mile SSW
C10	CAUSGSN00014196	1/4 - 1/2 Mile SSW
C11	CADWR9000006157	1/4 - 1/2 Mile SSW
12	CADDW2000003106	1/2 - 1 Mile WNW
13	3601	1/2 - 1 Mile NNE
D14	CADWR0000019412	1/2 - 1 Mile ESE
D15	CADWR0000007429	1/2 - 1 Mile ESE
16	CADWR0000013473	1/2 - 1 Mile NNE
17	CADWR0000014336	1/2 - 1 Mile South
18	CADDW2000009020	1/2 - 1 Mile ENE
E19	CAEDF0000029821	1/2 - 1 Mile NW
E20	CAEDF0000128031	1/2 - 1 Mile NW
F21	3605	1/2 - 1 Mile SSE
F22	CADDW2000017993	1/2 - 1 Mile SSE
E23	CAEDF0000034965	1/2 - 1 Mile NNW
E24	CAEDF0000076244	1/2 - 1 Mile NW
E25	CAEDF0000078059	1/2 - 1 Mile NNW
26	CADWR0000001437	1/2 - 1 Mile SSE
E27	CAEDF0000063199	1/2 - 1 Mile NW
E28	CAEDF0000076841	1/2 - 1 Mile NNW
E29	CAEDF0000070841	1/2 - 1 Mile NW
E30	CAEDF0000009650	1/2 - 1 Mile NW
E31	CAEDF0000064394	1/2 - 1 Mile NW
G32	CAEDF0000070657	1/2 - 1 Mile NNW
G33	CAEDF0000069309	1/2 - 1 Mile NNW
G34	CAEDF0000012530	1/2 - 1 Mile NNW
G35	CAEDF0000099166	1/2 - 1 Mile NW
36	CADWR0000033058	1/2 - 1 Mile North
H37	CADWR0000008691	1/2 - 1 Mile NE
H38	CADWR0000036156	1/2 - 1 Mile NE

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
39	2611	1/2 - 1 Mile NW
40	3603	1/2 - 1 Mile SW
I41	3611	1/2 - 1 Mile South
I42	CADWR0000030147	1/2 - 1 Mile South
I43	CADWR0000017093	1/2 - 1 Mile South
I44	CADWR0000031396	1/2 - 1 Mile South
I45	CADWR0000032225	1/2 - 1 Mile South
I46	CADDW2000007221	1/2 - 1 Mile South
J49	CADWR0000000350	1/2 - 1 Mile SSE
J50	CADWR0000005422	1/2 - 1 Mile SSE
51	2616	1/2 - 1 Mile NE

PHYSICAL SETTING SOURCE MAP - 7586606.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- 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:	8312 Grapewin St	CLIENT:	Stantec
ADDRESS:	8312 Grapewin St Corona CA 92880	CONTACT:	Alicia R Jansen
		INQUIRY #:	7586606.2s
LAT/LONG:	33.936709 / 117.591546	DATE:	March 05, 2024 3:21 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database | EDR ID Number

A1
NNE
1/8 - 1/4 Mile
Lower

CA WELLS **3609**

Seq:	3609	Prim sta c:	03S/07W-11M10 S
Frds no:	3310800003	County:	33
District:	14	User id:	WAT
System no:	3310800	Water type:	G
Source nam:	WELL 02A	Station ty:	WELL/AMBNT/MUN/INTAKE
Latitude:	335620.0	Longitude:	1173520.0
Precision:	2	Status:	AR
Comment 1:	Not Reported	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:	3310800	System nam:	Calif Rehab Center - Norco
Hqname:	Not Reported	Address:	PO BOX 1841
City:	NORCO	State:	ca
Zip:	91760	Zip ext:	Not Reported
Pop serv:	4502	Connection:	1608
Area serve:	Not Reported		

A2
NNE
1/8 - 1/4 Mile
Lower

CA WELLS **3610**

Seq:	3610	Prim sta c:	03S/07W-11M11 S
Frds no:	3310800004	County:	33
District:	14	User id:	WAT
System no:	3310800	Water type:	G
Source nam:	WELL 03A	Station ty:	WELL/AMBNT/MUN/INTAKE
Latitude:	335620.0	Longitude:	1173520.0
Precision:	2	Status:	AR
Comment 1:	Not Reported	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:	3310800	System nam:	Calif Rehab Center - Norco
Hqname:	Not Reported	Address:	PO BOX 1841
City:	NORCO	State:	ca
Zip:	91760	Zip ext:	Not Reported
Pop serv:	4502	Connection:	1608
Area serve:	Not Reported		

B3
SW
1/8 - 1/4 Mile
Higher

CA WELLS **CADWR0000024187**

Well ID:	03S07W03N002S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	03S07W03N002S	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=03S07W03N002S&store_num=		

GeoTracker Data: Not Reported

B4
SW
1/8 - 1/4 Mile
Higher

CA WELLS **CADWR0000029046**

Well ID:	03S07W03N001S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	03S07W03N001S	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=03S07W03N001S&store_num=		
GeoTracker Data:	Not Reported		

5
SSE
1/4 - 1/2 Mile
Lower

CA WELLS **CADWR0000005038**

Well ID:	03S07W10C001S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	03S07W10C001S	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=03S07W10C001S&store_num=		
GeoTracker Data:	Not Reported		

6
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CADDW2000003733**

GAMA:

Well ID:	CA3302056_001_001	Well Type:	MUNICIPAL
Source:	DDW	Other Names:	3302056-001
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=CA3302056_001_001&store_num=		
GeoTracker Data:	Not Reported		

C7
SSW
1/4 - 1/2 Mile
Lower

FED USGS **USGS40000139110**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	003S007W10A002S	Type:	Well
Description:	Not Reported	HUC:	Not Reported
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Cenozoic Erathem	Aquifer Type:	Unconfined single aquifer
Construction Date:	20010921	Well Depth:	50
Well Depth Units:	ft	Well Hole Depth:	85

Well Hole Depth Units: ft

Ground water levels,Number of Measurements: 3
Level reading date: 2002-04-11
Feet below surface: 4.61
Feet to sea level: Not Reported
Note: Not Reported

Level reading date: 2001-11-15
Feet below surface: 4.90
Feet to sea level: Not Reported
Note: Not Reported

Level reading date: 2001-09-21
Feet below surface: 5.05
Feet to sea level: Not Reported
Note: Not Reported

C8
SSW
1/4 - 1/2 Mile
Lower

FED USGS **USGS40000139109**

Organization ID: USGS-CA
Organization Name: USGS California Water Science Center
Monitor Location: 003S007W10A001S
Type: Well
Description: Not Reported
HUC: Not Reported
Drainage Area: Not Reported
Drainage Area Units: Not Reported
Contrib Drainage Area: Not Reported
Contrib Drainage Area Unts: Not Reported
Aquifer: California Coastal Basin aquifers
Formation Type: Cenozoic Erathem
Aquifer Type: Unconfined single aquifer
Construction Date: 20010920
Well Depth: 85
Well Depth Units: ft
Well Hole Depth: 85
Well Hole Depth Units: ft

Ground water levels,Number of Measurements: 4
Level reading date: 2002-08-15
Feet below surface: 4.87
Feet to sea level: Not Reported
Note: Not Reported

Level reading date: 2002-04-11
Feet below surface: 4.42
Feet to sea level: Not Reported
Note: Not Reported

Level reading date: 2001-11-15
Feet below surface: 4.72
Feet to sea level: Not Reported
Note: Not Reported

Level reading date: 2001-09-21
Feet below surface: 4.86
Feet to sea level: Not Reported
Note: Not Reported

C9
SSW
1/4 - 1/2 Mile
Lower

CA WELLS **CAUSGSN00003882**

Well ID: USGS-335549117354102
Well Type: UNK
Source: United States Geological Survey
Other Name: USGS-335549117354102
GAMA PFAS Testing: Not Reported
Groundwater Quality Data: https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=USGSNEW&samp_date=&global_id=&assigned_name=USGS-335549117354102&store_num=
GeoTracker Data: Not Reported

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

C10
SSW
1/4 - 1/2 Mile
Lower

CA WELLS **CAUSGSN00014196**

Well ID:	USGS-335549117354101	Well Type:	UNK
Source:	United States Geological Survey		
Other Name:	USGS-335549117354101	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=USGSNEW&samp_date=&global_id=&assigned_name=USGS-335549117354101&store_num=		
GeoTracker Data:	Not Reported		

C11
SSW
1/4 - 1/2 Mile
Lower

CA WELLS **CADWR9000006157**

State Well #:	03S07W10A001S	Station ID:	48073
Well Name:	CHINO-1207088	Basin Name:	Chino
Well Use:	Observation		
Well Type:	Part of a nested/multi-completion well		
Well Depth:	85	Well Completion Rpt #:	757193

12
WNW
1/2 - 1 Mile
Lower

CA WELLS **CADDW2000003106**

GAMA:

Well ID:	CA3301057_001_001	Well Type:	MUNICIPAL
Source:	DDW	Other Names:	3301057-001
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=CA3301057_001_001&store_num=		
GeoTracker Data:	Not Reported		

13
NNE
1/2 - 1 Mile
Lower

CA WELLS **3601**

Seq:	3601	Prim sta c:	03S/07W-02C03 S
Frds no:	3301365001	County:	33
District:	63	User id:	33C
System no:	3301365	Water type:	G
Source nam:	WELL 01	Station ty:	WELL/AMBNT/MUN/INTAKE
Latitude:	335637.0	Longitude:	1173510.0
Precision:	2	Status:	AR
Comment 1:	Not Reported	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:	3301365	System nam:	Koning Water System

Hqname:	Not Reported	Address:	12979 HILLCREST DR
City:	POMONA	State:	CA
Zip:	Not Reported	Zip ext:	Not Reported
Pop serv:	51	Connection:	17
Area serve:	Not Reported		

D14
ESE **CA WELLS** **CADWR0000019412**
1/2 - 1 Mile
Lower

Well ID:	03S07W03R002S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	03S07W03R002S	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=03S07W03R002S&store_num=		
GeoTracker Data:	Not Reported		

D15
ESE **CA WELLS** **CADWR0000007429**
1/2 - 1 Mile
Lower

Well ID:	03S07W03R001S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	03S07W03R001S	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=03S07W03R001S&store_num=		
GeoTracker Data:	Not Reported		

16
NNE **CA WELLS** **CADWR0000013473**
1/2 - 1 Mile
Lower

Well ID:	03S07W02C001S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	03S07W02C001S	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=03S07W02C001S&store_num=		
GeoTracker Data:	Not Reported		

17
South **CA WELLS** **CADWR0000014336**
1/2 - 1 Mile
Lower

Well ID:	03S07W11E001S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	03S07W11E001S	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=03S07W11E001S&store_num=		
GeoTracker Data:	Not Reported		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

18
ENE
1/2 - 1 Mile
Lower

CA WELLS **CADDW2000009020**

GAMA:

Well ID:	CA3301365_001_001	Well Type:	MUNICIPAL
Source:	DDW	Other Names:	3301365-001
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=CA3301365_001_001&store_num=		
GeoTracker Data:	Not Reported		

E19
NW
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		

E20
NW
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		

F21
SSE
1/2 - 1 Mile
Lower

CA WELLS **3605**

Seq:	3605	Prim sta c:	03S/07W-11G01 S
Frds no:	3310800001	County:	33
District:	14	User id:	WAT
System no:	3310800	Water type:	G
Source nam:	WELL 01 - ABANDONED	Station ty:	WELL/AMBNT/MUN/INTAKE
Latitude:	335535.0	Longitude:	1173515.0
Precision:	2	Status:	AB
Comment 1:	Not Reported	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:	3310800	System nam:	Calif Rehab Center - Norco
Hqname:	Not Reported	Address:	PO BOX 1841
City:	NORCO	State:	ca
Zip:	91760	Zip ext:	Not Reported
Pop serv:	4502	Connection:	1608
Area serve:	Not Reported		

F22
SSE **CA WELLS** **CADDW2000017993**
1/2 - 1 Mile
Lower

GAMA:

Well ID:	CA3310800_001_001	Well Type:	MUNICIPAL
Source:	DDW	Other Names:	3310800-001
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=CA3310800_001_001&store_num=		
GeoTracker Data:	Not Reported		

E23
NNW **CA WELLS** **CAEDF0000034965**
1/2 - 1 Mile
Lower

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		

E24
NW **CA WELLS** **CAEDF0000076244**
1/2 - 1 Mile
Lower

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		

E25
NNW **CA WELLS** **CAEDF0000078059**
1/2 - 1 Mile
Lower

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

26
SSE **CA WELLS** **CADWR0000001437**
1/2 - 1 Mile
Lower

Well ID: 03S07W10G001S Well Type: UNK
Source: Department of Water Resources
Other Name: 03S07W10G001S 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=03S07W10G001S&store_num=
GeoTracker Data: Not Reported

E27
NW **CA WELLS** **CAEDF0000063199**
1/2 - 1 Mile
Lower

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

E28
NNW **CA WELLS** **CAEDF0000076841**
1/2 - 1 Mile
Lower

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

E29
NW **CA WELLS** **CAEDF0000070841**
1/2 - 1 Mile
Lower

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

E30
NW
1/2 - 1 Mile
Lower

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		

E31
NW
1/2 - 1 Mile
Lower

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		

G32
NNW
1/2 - 1 Mile
Lower

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		

G33
NNW
1/2 - 1 Mile
Lower

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		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

G34
NNW
1/2 - 1 Mile
Lower

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		

G35
NW
1/2 - 1 Mile
Lower

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		

36
North
1/2 - 1 Mile
Lower

CA WELLS **CADWR0000033058**

Well ID:	02S07W34P001S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	02S07W34P001S	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=02S07W34P001S&store_num=		
GeoTracker Data:	Not Reported		

H37
NE
1/2 - 1 Mile
Lower

CA WELLS **CADWR0000008691**

Well ID:	03S07W03A001S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	03S07W03A001S	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=03S07W03A001S&store_num=		
GeoTracker Data:	Not Reported		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

H38
NE
1/2 - 1 Mile
Lower

CA WELLS **CADWR0000036156**

Well ID:	03S07W03A003S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	03S07W03A003S	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=03S07W03A003S&store_num=		
GeoTracker Data:	Not Reported		

39
NW
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		

40
SW
1/2 - 1 Mile
Lower

CA WELLS **3603**

Seq:	3603	Prim sta c:	03S/07W-10F03 S
Frds no:	3301574001	County:	33
District:	63	User id:	33C
System no:	3301574	Water type:	G
Source nam:	WELL 01	Station ty:	WELL/AMBNT/MUN/INTAKE
Latitude:	335535.0	Longitude:	1173603.0
Precision:	3	Status:	AR
Comment 1:	PRADO BASIN PARK RD WEST OF RIVER RD		
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:	3301574	System nam:	Riverside County Parks Prado Basin Park
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		

I41
South
1/2 - 1 Mile
Lower

CA WELLS 3611

Seq:	3611	Prim sta c:	03S/07W-11M12 S
Frds no:	3310025013	County:	33
District:	14	User id:	WAT
System no:	3310025	Water type:	G
Source nam:	WELL 13	Station ty:	WELL/AMBNT
Latitude:	335524.4	Longitude:	1173520.9
Precision:	1	Status:	AR
Comment 1:	Not Reported	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:	3310025	System nam:	Norco, City Of
Hqname:	Not Reported	Address:	P.O. BOX 428
City:	NORCO	State:	CA
Zip:	91760	Zip ext:	Not Reported
Pop serv:	24704	Connection:	6153
Area serve:	NORCO CITY		

Sample date:	01-APR-18	Finding:	2.6
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		

Sample date:	01-APR-18	Finding:	42.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		

Sample date:	06-MAR-18	Finding:	230.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		

Sample date:	06-MAR-18	Finding:	1.5
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		

Sample date:	06-MAR-18	Finding:	0.79
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		

Sample date:	06-FEB-18	Finding:	3.1
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		

Sample date:	30-JAN-18	Finding:	1.8
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		

Sample date:	02-JAN-18	Finding:	330.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		

Sample date:	02-JAN-18	Finding:	1.2
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L

Dlr:	0.1		
Sample date:	02-JAN-18	Finding:	0.58
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	06-DEC-17	Finding:	270.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	06-DEC-17	Finding:	0.91
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	06-DEC-17	Finding:	0.7
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	06-DEC-17	Finding:	6.3
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	06-NOV-17	Finding:	210.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	06-NOV-17	Finding:	2.3
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	06-NOV-17	Finding:	0.63
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	06-NOV-17	Finding:	1.5
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	03-OCT-17	Finding:	3.1
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	05-SEP-17	Finding:	3.1
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	08-AUG-17	Finding:	0.8
Chemical:	BENZENE	Report units:	UG/L
Dlr:	0.5		
Sample date:	01-AUG-17	Finding:	82.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	01-AUG-17	Finding:	2.7
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	01-AUG-17	Finding:	0.79
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		

Sample date:	01-AUG-17	Finding:	0.98
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	05-JUL-17	Finding:	1.4
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	05-JUL-17	Finding:	0.7
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	20-JUN-17	Finding:	41.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	20-JUN-17	Finding:	2.8
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	06-JUN-17	Finding:	34.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	06-JUN-17	Finding:	3.1
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	31-MAY-17	Finding:	3.
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	31-MAY-17	Finding:	21.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	02-MAY-17	Finding:	61.
Chemical:	CALCIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	02-MAY-17	Finding:	0.88
Chemical:	URANIUM MDA95	Report units:	PCI/L
Dlr:	0.		
Sample date:	02-MAY-17	Finding:	2.5
Chemical:	GROSS ALPHA MDA95	Report units:	PCI/L
Dlr:	0.		
Sample date:	02-MAY-17	Finding:	0.46
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	02-MAY-17	Finding:	1.3
Chemical:	URANIUM COUNTING ERROR	Report units:	PCI/L
Dlr:	0.		
Sample date:	02-MAY-17	Finding:	11.69
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)	Report units:	Not Reported
Dlr:	0.		
Sample date:	02-MAY-17	Finding:	0.44
Chemical:	LANGELIER INDEX @ 60 C	Report units:	Not Reported

Dlr:	0.		
Sample date:	02-MAY-17	Finding:	570.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dlr:	0.		
Sample date:	02-MAY-17	Finding:	8.8
Chemical:	URANIUM (PCI/L)	Report units:	PCI/L
Dlr:	1.		
Sample date:	02-MAY-17	Finding:	3.3
Chemical:	GROSS ALPHA COUNTING ERROR	Report units:	PCI/L
Dlr:	0.		
Sample date:	02-MAY-17	Finding:	7.9
Chemical:	GROSS ALPHA	Report units:	PCI/L
Dlr:	3.		
Sample date:	02-MAY-17	Finding:	3.3
Chemical:	VANADIUM	Report units:	UG/L
Dlr:	3.		
Sample date:	02-MAY-17	Finding:	230.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	02-MAY-17	Finding:	1900.
Chemical:	BORON	Report units:	UG/L
Dlr:	100.		
Sample date:	02-MAY-17	Finding:	1.2
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	02-MAY-17	Finding:	0.42
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	02-MAY-17	Finding:	1.2
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	02-MAY-17	Finding:	240.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	02-MAY-17	Finding:	20.
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dlr:	0.		
Sample date:	02-MAY-17	Finding:	1000.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dlr:	0.		
Sample date:	02-MAY-17	Finding:	7.2
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dlr:	0.		
Sample date:	02-MAY-17	Finding:	200.
Chemical:	ALKALINITY (TOTAL) AS CACO3	Report units:	MG/L
Dlr:	0.		

Sample date:	02-MAY-17	Finding:	240.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L
Dlr:	0.		
Sample date:	02-MAY-17	Finding:	0.42
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	02-MAY-17	Finding:	200.
Chemical:	HARDNESS (TOTAL) AS CACO3	Report units:	MG/L
Dlr:	0.		
Sample date:	02-MAY-17	Finding:	12.
Chemical:	MAGNESIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	02-MAY-17	Finding:	140.
Chemical:	SODIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	02-MAY-17	Finding:	2.4
Chemical:	POTASSIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	02-MAY-17	Finding:	170.
Chemical:	CHLORIDE	Report units:	MG/L
Dlr:	0.		
Sample date:	02-MAY-17	Finding:	88.
Chemical:	SULFATE	Report units:	MG/L
Dlr:	0.5		
Sample date:	04-APR-17	Finding:	3.1
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	04-APR-17	Finding:	45.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	21-MAR-17	Finding:	1.2
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	06-MAR-17	Finding:	440.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	06-MAR-17	Finding:	0.71
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	06-MAR-17	Finding:	3.2
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	06-MAR-17	Finding:	0.9
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	07-FEB-17	Finding:	520.
Chemical:	MANGANESE	Report units:	UG/L

Dlr:	20.		
Sample date:	07-FEB-17	Finding:	190.
Chemical:	IRON	Report units:	UG/L
Dlr:	100.		
Sample date:	07-FEB-17	Finding:	3.5
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	07-FEB-17	Finding:	0.72
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	07-FEB-17	Finding:	0.85
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	03-JAN-17	Finding:	1.8
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	03-JAN-17	Finding:	420.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	03-JAN-17	Finding:	0.71
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	06-DEC-16	Finding:	86.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	06-DEC-16	Finding:	2.3
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	15-NOV-16	Finding:	1.
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	15-NOV-16	Finding:	0.56
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	08-NOV-16	Finding:	0.73
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	08-NOV-16	Finding:	2.8
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	08-NOV-16	Finding:	280.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	08-NOV-16	Finding:	1.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		

Sample date:	04-OCT-16	Finding:	32.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	04-OCT-16	Finding:	3.1
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	07-SEP-16	Finding:	56.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	07-SEP-16	Finding:	1.7
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	06-SEP-16	Finding:	0.63
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	06-SEP-16	Finding:	1.1
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	06-SEP-16	Finding:	280.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	02-AUG-16	Finding:	8.7
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dlr:	0.		
Sample date:	02-AUG-16	Finding:	420.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dlr:	0.		
Sample date:	02-AUG-16	Finding:	26.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	02-AUG-16	Finding:	3900.
Chemical:	BORON	Report units:	UG/L
Dlr:	100.		
Sample date:	02-AUG-16	Finding:	3.1
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	02-AUG-16	Finding:	39.
Chemical:	SULFATE	Report units:	MG/L
Dlr:	0.5		
Sample date:	02-AUG-16	Finding:	180.
Chemical:	CHLORIDE	Report units:	MG/L
Dlr:	0.		
Sample date:	02-AUG-16	Finding:	170.
Chemical:	SODIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	02-AUG-16	Finding:	1.8
Chemical:	MAGNESIUM	Report units:	MG/L

Dlr:	0.		
Sample date:	02-AUG-16	Finding:	12.
Chemical:	CALCIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	02-AUG-16	Finding:	37.
Chemical:	HARDNESS (TOTAL) AS CACO3	Report units:	MG/L
Dlr:	0.		
Sample date:	02-AUG-16	Finding:	880.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dlr:	0.		
Sample date:	06-JUL-16	Finding:	1.7
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	06-JUL-16	Finding:	45.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	06-JUL-16	Finding:	25.
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	25-JUN-16	Finding:	1.2
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	25-JUN-16	Finding:	63.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	08-JUN-16	Finding:	260.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	08-JUN-16	Finding:	0.61
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	08-JUN-16	Finding:	1.6
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	31-MAY-16	Finding:	400.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	31-MAY-16	Finding:	0.72
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	31-MAY-16	Finding:	2.1
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	03-MAY-16	Finding:	0.62
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		

Sample date:	03-MAY-16	Finding:	2.4
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	03-MAY-16	Finding:	98.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	03-MAY-16	Finding:	2.2
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	05-APR-16	Finding:	3.
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	05-APR-16	Finding:	34.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	29-MAR-16	Finding:	3.
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	29-MAR-16	Finding:	42.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	15-MAR-16	Finding:	390.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	15-MAR-16	Finding:	0.72
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	14-MAR-16	Finding:	570.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	14-MAR-16	Finding:	2.1
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	14-MAR-16	Finding:	0.66
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	14-MAR-16	Finding:	1.1
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	14-MAR-16	Finding:	730.
Chemical:	IRON	Report units:	UG/L
Dlr:	100.		
Sample date:	03-NOV-15	Finding:	2.9
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	06-OCT-15	Finding:	3.
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L

Dlr:	0.1		
Sample date:	01-SEP-15	Finding:	2.9
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	12-AUG-15	Finding:	38.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	12-AUG-15	Finding:	1.7
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	11-AUG-15	Finding:	7.4
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dlr:	0.		
Sample date:	11-AUG-15	Finding:	1200.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dlr:	0.		
Sample date:	11-AUG-15	Finding:	360.
Chemical:	HARDNESS (TOTAL) AS CACO3	Report units:	MG/L
Dlr:	0.		
Sample date:	11-AUG-15	Finding:	110.
Chemical:	CALCIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	11-AUG-15	Finding:	21.
Chemical:	MAGNESIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	11-AUG-15	Finding:	110.
Chemical:	SODIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	11-AUG-15	Finding:	160.
Chemical:	CHLORIDE	Report units:	MG/L
Dlr:	0.		
Sample date:	11-AUG-15	Finding:	95.
Chemical:	SULFATE	Report units:	MG/L
Dlr:	0.5		
Sample date:	11-AUG-15	Finding:	0.73
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	11-AUG-15	Finding:	690.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dlr:	0.		
Sample date:	11-AUG-15	Finding:	8.1
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	11-AUG-15	Finding:	650.
Chemical:	BORON	Report units:	UG/L
Dlr:	100.		

Sample date:	07-JUL-15	Finding:	2.9
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	07-JUL-15	Finding:	21.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	02-JUN-15	Finding:	2.9
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	02-JUN-15	Finding:	23.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	05-MAY-15	Finding:	0.6
Chemical:	BENZENE	Report units:	UG/L
Dlr:	0.5		
Sample date:	05-MAY-15	Finding:	2.9
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	07-APR-15	Finding:	21.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	07-APR-15	Finding:	2.9
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	10-MAR-15	Finding:	43.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	10-MAR-15	Finding:	3.4
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	10-MAR-15	Finding:	0.84
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	10-MAR-15	Finding:	2.3
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	03-FEB-15	Finding:	2.9
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	03-FEB-15	Finding:	0.55
Chemical:	BENZENE	Report units:	UG/L
Dlr:	0.5		
Sample date:	27-JAN-15	Finding:	2.9
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	27-JAN-15	Finding:	31.
Chemical:	MANGANESE	Report units:	UG/L

Dlr:	20.		
Sample date:	13-JAN-15	Finding:	1.9
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	13-JAN-15	Finding:	21.
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	06-JAN-15	Finding:	0.9
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	06-JAN-15	Finding:	4.4
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	06-JAN-15	Finding:	66.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	06-JAN-15	Finding:	3.2
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	02-DEC-14	Finding:	2.9
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	05-NOV-14	Finding:	40.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	05-NOV-14	Finding:	3.
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	07-OCT-14	Finding:	3.1
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	02-SEP-14	Finding:	3.1
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	19-AUG-14	Finding:	8.8
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dlr:	0.		
Sample date:	19-AUG-14	Finding:	32.
Chemical:	HARDNESS (TOTAL) AS CACO3	Report units:	MG/L
Dlr:	0.		
Sample date:	19-AUG-14	Finding:	11.
Chemical:	CALCIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	19-AUG-14	Finding:	1.4
Chemical:	MAGNESIUM	Report units:	MG/L
Dlr:	0.		

Sample date:	19-AUG-14	Finding:	150.
Chemical:	SODIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	19-AUG-14	Finding:	180.
Chemical:	CHLORIDE	Report units:	MG/L
Dlr:	0.		
Sample date:	19-AUG-14	Finding:	40.
Chemical:	SULFATE	Report units:	MG/L
Dlr:	0.5		
Sample date:	19-AUG-14	Finding:	2.9
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	19-AUG-14	Finding:	3800.
Chemical:	BORON	Report units:	UG/L
Dlr:	100.		
Sample date:	19-AUG-14	Finding:	500.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dlr:	0.		
Sample date:	19-AUG-14	Finding:	860.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dlr:	0.		
Sample date:	12-AUG-14	Finding:	3.3e-002
Chemical:	CHROMIUM, HEXAVALENT	Report units:	UG/L
Dlr:	1.		
Sample date:	05-AUG-14	Finding:	0.53
Chemical:	BENZENE	Report units:	UG/L
Dlr:	0.5		
Sample date:	05-AUG-14	Finding:	3.
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	05-AUG-14	Finding:	27.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	22-JUL-14	Finding:	3.
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	01-JUL-14	Finding:	8.8
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dlr:	0.		
Sample date:	01-JUL-14	Finding:	3.
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	03-JUN-14	Finding:	0.114
Chemical:	RA-226 OR TOTAL RA BY 903.0 C.E.	Report units:	PCI/L
Dlr:	0.		
Sample date:	03-JUN-14	Finding:	0.418
Chemical:	RADIUM, TOTAL, MDA95-NTNC ONLY, BY 903.0		

Report units:	PCI/L	Dlr:	0.
Sample date:	03-JUN-14	Finding:	0.253
Chemical:	RADIUM 228 MDA95	Report units:	PCI/L
Dlr:	0.		
Sample date:	03-JUN-14	Finding:	8.7
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dlr:	0.		
Sample date:	03-JUN-14	Finding:	2.9
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	03-JUN-14	Finding:	0.88
Chemical:	URANIUM MDA95	Report units:	PCI/L
Dlr:	0.		
Sample date:	03-JUN-14	Finding:	9.5
Chemical:	GROSS ALPHA	Report units:	PCI/L
Dlr:	3.		
Sample date:	03-JUN-14	Finding:	9.8
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	03-JUN-14	Finding:	2.4
Chemical:	GROSS ALPHA MDA95	Report units:	PCI/L
Dlr:	0.		
Sample date:	03-JUN-14	Finding:	0.52
Chemical:	URANIUM COUNTING ERROR	Report units:	PCI/L
Dlr:	0.		
Sample date:	03-JUN-14	Finding:	0.461
Chemical:	RADIUM 228 COUNTING ERROR	Report units:	PCI/L
Dlr:	0.		
Sample date:	03-JUN-14	Finding:	3.1
Chemical:	GROSS ALPHA COUNTING ERROR	Report units:	PCI/L
Dlr:	0.		
Sample date:	01-JUN-14	Finding:	8.2
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	31-MAY-14	Finding:	9.
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	31-MAY-14	Finding:	2.9
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	06-MAY-14	Finding:	2.1
Chemical:	GROSS ALPHA MDA95	Report units:	PCI/L
Dlr:	0.		
Sample date:	06-MAY-14	Finding:	12.26
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)	Report units:	Not Reported
Dlr:	0.		

Sample date:	06-MAY-14	Finding:	0.2
Chemical:	TURBIDITY, LABORATORY	Report units:	NTU
Dlr:	0.1		
Sample date:	06-MAY-14	Finding:	0.41
Chemical:	LANGELIER INDEX AT SOURCE TEMP.	Report units:	Not Reported
Dlr:	0.		
Sample date:	06-MAY-14	Finding:	1.02
Chemical:	LANGELIER INDEX @ 60 C	Report units:	Not Reported
Dlr:	0.		
Sample date:	06-MAY-14	Finding:	480.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dlr:	0.		
Sample date:	06-MAY-14	Finding:	2.5
Chemical:	GROSS ALPHA COUNTING ERROR	Report units:	PCI/L
Dlr:	0.		
Sample date:	06-MAY-14	Finding:	6.4
Chemical:	GROSS ALPHA	Report units:	PCI/L
Dlr:	3.		
Sample date:	06-MAY-14	Finding:	3500.
Chemical:	BORON	Report units:	UG/L
Dlr:	100.		
Sample date:	06-MAY-14	Finding:	9.4
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	06-MAY-14	Finding:	3.
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	06-MAY-14	Finding:	34.
Chemical:	SULFATE	Report units:	MG/L
Dlr:	0.5		
Sample date:	06-MAY-14	Finding:	180.
Chemical:	CHLORIDE	Report units:	MG/L
Dlr:	0.		
Sample date:	06-MAY-14	Finding:	1.1
Chemical:	POTASSIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	06-MAY-14	Finding:	150.
Chemical:	SODIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	06-MAY-14	Finding:	1.7
Chemical:	MAGNESIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	06-MAY-14	Finding:	13.
Chemical:	CALCIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	06-MAY-14	Finding:	38.
Chemical:	HARDNESS (TOTAL) AS CACO3	Report units:	MG/L

Dlr:	0.		
Sample date:	06-MAY-14	Finding:	21.
Chemical:	CARBONATE ALKALINITY	Report units:	MG/L
Dlr:	0.		
Sample date:	06-MAY-14	Finding:	82.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L
Dlr:	0.		
Sample date:	06-MAY-14	Finding:	100.
Chemical:	ALKALINITY (TOTAL) AS CACO3	Report units:	MG/L
Dlr:	0.		
Sample date:	06-MAY-14	Finding:	8.8
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dlr:	0.		
Sample date:	06-MAY-14	Finding:	850.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dlr:	0.		
Sample date:	06-MAY-14	Finding:	20.
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dlr:	0.		
Sample date:	06-MAY-14	Finding:	0.58
Chemical:	BENZENE	Report units:	UG/L
Dlr:	0.5		
Sample date:	01-APR-14	Finding:	2.9
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	01-APR-14	Finding:	21.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	04-MAR-14	Finding:	3.1
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	11-FEB-14	Finding:	8.7
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dlr:	0.		
Sample date:	04-FEB-14	Finding:	2.7
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	04-FEB-14	Finding:	0.69
Chemical:	BENZENE	Report units:	UG/L
Dlr:	0.5		
Sample date:	07-JAN-14	Finding:	2.9
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	03-DEC-13	Finding:	2.9
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		

Sample date:	03-DEC-13	Finding:	22.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	06-NOV-13	Finding:	0.71
Chemical:	BENZENE	Report units:	UG/L
Dlr:	0.5		
Sample date:	06-NOV-13	Finding:	3.1
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	01-OCT-13	Finding:	2.8
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	03-SEP-13	Finding:	3.1
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	13-AUG-13	Finding:	2.8
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	06-AUG-13	Finding:	2.7
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	06-AUG-13	Finding:	0.51
Chemical:	BENZENE	Report units:	UG/L
Dlr:	0.5		
Sample date:	16-JUL-13	Finding:	2.8
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	09-JUL-13	Finding:	9.9
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	02-JUL-13	Finding:	9.4
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	02-JUL-13	Finding:	2.8
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	04-JUN-13	Finding:	2.9
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	04-JUN-13	Finding:	7.4
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	14-MAY-13	Finding:	5.5
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	14-MAY-13	Finding:	2.8
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L

Dlr:	0.1		
Sample date:	07-MAY-13	Finding:	0.89
Chemical:	BENZENE	Report units:	UG/L
Dlr:	0.5		
Sample date:	07-MAY-13	Finding:	5.8
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	07-MAY-13	Finding:	2.7
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	08-APR-13	Finding:	6.2
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	02-APR-13	Finding:	5.5
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	02-APR-13	Finding:	2.9
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	05-MAR-13	Finding:	2.8
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	05-MAR-13	Finding:	5.5
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	05-FEB-13	Finding:	260.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	05-FEB-13	Finding:	0.63
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	02-JAN-13	Finding:	6.2
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	02-JAN-13	Finding:	2.7
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	04-DEC-12	Finding:	2.7
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	04-DEC-12	Finding:	4.9
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	15-NOV-12	Finding:	4.3
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		

Sample date:	06-NOV-12	Finding:	4.1
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	06-NOV-12	Finding:	2.8
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	04-OCT-12	Finding:	4.2
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	02-OCT-12	Finding:	2.6
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	02-OCT-12	Finding:	3.3
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	04-SEP-12	Finding:	2.8
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	04-SEP-12	Finding:	3.4
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	07-AUG-12	Finding:	3.2
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	07-AUG-12	Finding:	3.1
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	03-JUL-12	Finding:	3.1
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	03-JUL-12	Finding:	3.7
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	05-JUN-12	Finding:	0.92
Chemical:	BENZENE	Report units:	UG/L
Dlr:	0.5		
Sample date:	08-MAY-12	Finding:	0.94
Chemical:	BENZENE	Report units:	UG/L
Dlr:	0.5		
Sample date:	17-APR-12	Finding:	130.
Chemical:	IRON	Report units:	UG/L
Dlr:	100.		
Sample date:	17-APR-12	Finding:	44.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	17-APR-12	Finding:	2.6
Chemical:	ARSENIC	Report units:	UG/L

Dlr:	2.		
Sample date:	17-APR-12	Finding:	2.8
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	10-APR-12	Finding:	2.5
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	10-APR-12	Finding:	2.9
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	03-APR-12	Finding:	2.
Chemical:	GROSS BETA MDA95	Report units:	PCI/L
Dlr:	0.		
Sample date:	03-APR-12	Finding:	0.87
Chemical:	URANIUM MDA95	Report units:	PCI/L
Dlr:	0.		
Sample date:	03-APR-12	Finding:	1.8
Chemical:	GROSS ALPHA MDA95	Report units:	PCI/L
Dlr:	0.		
Sample date:	03-APR-12	Finding:	0.53
Chemical:	URANIUM COUNTING ERROR	Report units:	PCI/L
Dlr:	0.		
Sample date:	03-APR-12	Finding:	0.97
Chemical:	BENZENE	Report units:	UG/L
Dlr:	0.5		
Sample date:	03-APR-12	Finding:	1.6
Chemical:	URANIUM (PCI/L)	Report units:	PCI/L
Dlr:	1.		
Sample date:	03-APR-12	Finding:	2.
Chemical:	GROSS BETA COUNTING ERROR	Report units:	PCI/L
Dlr:	0.		
Sample date:	03-APR-12	Finding:	6.e-003
Chemical:	RADIUM 228	Report units:	PCI/L
Dlr:	1.		
Sample date:	03-APR-12	Finding:	0.114
Chemical:	RA-226 FOR CWS OR TOTAL RA FOR NTNC BY 903.0		
Report units:	PCI/L	Dlr:	0.
Sample date:	03-APR-12	Finding:	0.261
Chemical:	RADIUM 228 MDA95	Report units:	PCI/L
Dlr:	0.		
Sample date:	03-APR-12	Finding:	0.502
Chemical:	RADIUM 228 COUNTING ERROR	Report units:	PCI/L
Dlr:	0.		
Sample date:	03-APR-12	Finding:	2.7
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		

Sample date:	03-APR-12	Finding:	2.3
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	03-APR-12	Finding:	0.223
Chemical:	RA-226 OR TOTAL RA BY 903.0 C.E.	Report units:	PCI/L
Dlr:	0.		
Sample date:	03-APR-12	Finding:	2.1
Chemical:	GROSS ALPHA COUNTING ERROR	Report units:	PCI/L
Dlr:	0.		
Sample date:	03-APR-12	Finding:	4.6
Chemical:	GROSS ALPHA	Report units:	PCI/L
Dlr:	3.		
Sample date:	03-APR-12	Finding:	0.439
Chemical:	RADIUM, TOTAL, MDA95-NTNC ONLY, BY 903.0		
Report units:	PCI/L	Dlr:	0.
Sample date:	27-MAR-12	Finding:	3.
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	27-MAR-12	Finding:	2.8
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	16-MAR-12	Finding:	0.94
Chemical:	BENZENE	Report units:	UG/L
Dlr:	0.5		
Sample date:	06-MAR-12	Finding:	0.439
Chemical:	RADIUM, TOTAL, MDA95-NTNC ONLY, BY 903.0		
Report units:	PCI/L	Dlr:	0.
Sample date:	06-MAR-12	Finding:	0.191
Chemical:	RA-226 OR TOTAL RA BY 903.0 C.E.	Report units:	PCI/L
Dlr:	0.		
Sample date:	06-MAR-12	Finding:	0.363
Chemical:	RADIUM 228 COUNTING ERROR	Report units:	PCI/L
Dlr:	0.		
Sample date:	06-MAR-12	Finding:	2.1
Chemical:	GROSS BETA MDA95	Report units:	PCI/L
Dlr:	0.		
Sample date:	06-MAR-12	Finding:	0.88
Chemical:	URANIUM MDA95	Report units:	PCI/L
Dlr:	0.		
Sample date:	06-MAR-12	Finding:	2.
Chemical:	GROSS ALPHA MDA95	Report units:	PCI/L
Dlr:	0.		
Sample date:	06-MAR-12	Finding:	0.72
Chemical:	URANIUM COUNTING ERROR	Report units:	PCI/L
Dlr:	0.		
Sample date:	06-MAR-12	Finding:	1.9
Chemical:	URANIUM (PCI/L)	Report units:	PCI/L

Dlr:	1.		
Sample date:	06-MAR-12	Finding:	2.1
Chemical:	GROSS BETA COUNTING ERROR	Report units:	PCI/L
Dlr:	0.		
Sample date:	06-MAR-12	Finding:	1.8
Chemical:	GROSS ALPHA COUNTING ERROR	Report units:	PCI/L
Dlr:	0.		
Sample date:	06-MAR-12	Finding:	2.6
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	06-MAR-12	Finding:	3.
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	06-MAR-12	Finding:	0.261
Chemical:	RADIUM 228 MDA95	Report units:	PCI/L
Dlr:	0.		
Sample date:	28-FEB-12	Finding:	240.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	28-FEB-12	Finding:	0.63
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	21-FEB-12	Finding:	22.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	21-FEB-12	Finding:	3.1
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	21-FEB-12	Finding:	2.9
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	14-FEB-12	Finding:	4.1
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	14-FEB-12	Finding:	3.
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	14-FEB-12	Finding:	25.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	07-FEB-12	Finding:	2.9
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	07-FEB-12	Finding:	5.6
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		

Sample date:	07-FEB-12	Finding:	1200.
Chemical:	IRON	Report units:	UG/L
Dlr:	100.		
Sample date:	07-FEB-12	Finding:	2.1
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	07-FEB-12	Finding:	39.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	10-JAN-12	Finding:	390.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	10-JAN-12	Finding:	0.74
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	10-JAN-12	Finding:	20.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		

I42
South
1/2 - 1 Mile
Lower

CA WELLS **CADWR0000030147**

Well ID:	03S07W11M006S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	03S07W11M006S	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=03S07W11M006S&store_num=		
GeoTracker Data:	Not Reported		

I43
South
1/2 - 1 Mile
Lower

CA WELLS **CADWR0000017093**

Well ID:	03S07W11M004S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	03S07W11M004S	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=03S07W11M004S&store_num=		
GeoTracker Data:	Not Reported		

I44
South
1/2 - 1 Mile
Lower

CA WELLS **CADWR0000031396**

Well ID:	03S07W11M007S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	03S07W11M007S	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=03S07W11M007S&store_num=		

GeoTracker Data: Not Reported

I45
South
1/2 - 1 Mile
Lower

CA WELLS **CADWR0000032225**

Well ID:	03S07W11M005S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	03S07W11M005S	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=03S07W11M005S&store_num=		
GeoTracker Data:	Not Reported		

I46
South
1/2 - 1 Mile
Lower

CA WELLS **CADDW2000007221**

GAMA:

Well ID:	CA3310025_013_013	Well Type:	MUNICIPAL
Source:	DDW	Other Names:	3310025-013
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=CA3310025_013_013&store_num=		
GeoTracker Data:	Not Reported		

47
ESE
1/2 - 1 Mile
Higher

AQUIFLOW **51014**

Site ID:	083302941T
Groundwater Flow:	Not Reported
Shallow Water Depth:	Not Reported
Deep Water Depth:	Not Reported
Average Water Depth:	15 ft
Date:	07/08/1997

48
SSW
1/2 - 1 Mile
Lower

FED USGS **USGS40000139049**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	003S007W10K001S	Type:	Well
Description:	DRIVE PT AT SANTA ANA RI AT ALBURNDALE		
HUC:	Not Reported	Drainage Area:	Not Reported
Drainage Area Units:	Not Reported	Contrib Drainage Area:	Not Reported
Contrib Drainage Area Unts:	Not Reported	Aquifer:	California Coastal Basin aquifers
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	20000726	Well Depth:	10
Well Depth Units:	ft	Well Hole Depth:	10
Well Hole Depth Units:	ft		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

J49
SSE
1/2 - 1 Mile
Lower

CA WELLS **CADWR0000000350**

Well ID:	03S07W11L004S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	03S07W11L004S	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=03S07W11L004S&store_num=		
GeoTracker Data:	Not Reported		

J50
SSE
1/2 - 1 Mile
Lower

CA WELLS **CADWR0000005422**

Well ID:	03S07W11L003S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	03S07W11L003S	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=03S07W11L003S&store_num=		
GeoTracker Data:	Not Reported		

51
NE
1/2 - 1 Mile
Lower

CA WELLS **2616**

Seq:	2616	Prim sta c:	02S/07W-36N02 S
Frds no:	3301374001	County:	33
District:	63	User id:	33C
System no:	3301374	Water type:	G
Source nam:	WELL 01	Station ty:	WELL/AMBNT/MUN/INTAKE
Latitude:	335646.0	Longitude:	1173440.0
Precision:	2	Status:	AR
Comment 1:	13480 CITRUS 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:	3301374	System nam:	Laguna Mobile Home Park
Hqname:	Not Reported	Address:	Not Reported
City:	CORONA	State:	CA
Zip:	91720	Zip ext:	Not Reported
Pop serv:	25	Connection:	12
Area serve:	Not Reported		

1G
ESE
1/2 - 1 Mile
Lower

AQUIFLOW **51014**

Site ID:	083302941T
Groundwater Flow:	Not Reported
Shallow Water Depth:	Not Reported
Deep Water Depth:	Not Reported
Average Water Depth:	15 ft
Date:	07/08/1997

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

8312 Grapewin St

8312 Grapewin St

Corona, CA 92880

Inquiry Number: 7586606.3

March 05, 2024

Certified Sanborn® Map Report

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

Certified Sanborn® Map Report

03/05/24

Site Name:	Client Name:
8312 Grapewin St	Stantec
8312 Grapewin St	735 E. Carnegie Drive, Suite 280
Corona, CA 92880	SAN BERNARDINO, CA 92408
EDR Inquiry # 7586606.3	Contact: Alicia R 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 # B1BF-4F2B-AE06

PO # NA

Project Warmington

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 #: B1BF-4F2B-AE06

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

The Sanborn Library LLC Since 1866™

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8312 Grapewin St

8312 Grapewin St

Corona, CA 92880

Inquiry Number: 7586606.4

March 05, 2024

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

03/05/24

Site Name:

8312 Grapewin St
8312 Grapewin St
Corona, CA 92880
EDR Inquiry # 7586606.4

Client Name:

Stantec
735 E. Carnegie Drive, Suite 280
SAN BERNARDINO, CA 92408
Contact: Alicia R Jansen

EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Stantec were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:

P.O.# NA
Project: Warmington

Coordinates:

Latitude:	33.936709 33° 56' 12" North
Longitude:	-117.591546 -117° 35' 30" West
UTM Zone:	Zone 11 North
UTM X Meters:	445331.16
UTM Y Meters:	3755295.99
Elevation:	590.46' above sea level

Maps Provided:

2022	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

2018 Source Sheets



Corona North
2018
7.5-minute, 24000

2015 Source Sheets



Corona North
2015
7.5-minute, 24000

2012 Source Sheets



Corona North
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

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

1967 Source Sheets



Corona North
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.

1954 Source Sheets



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

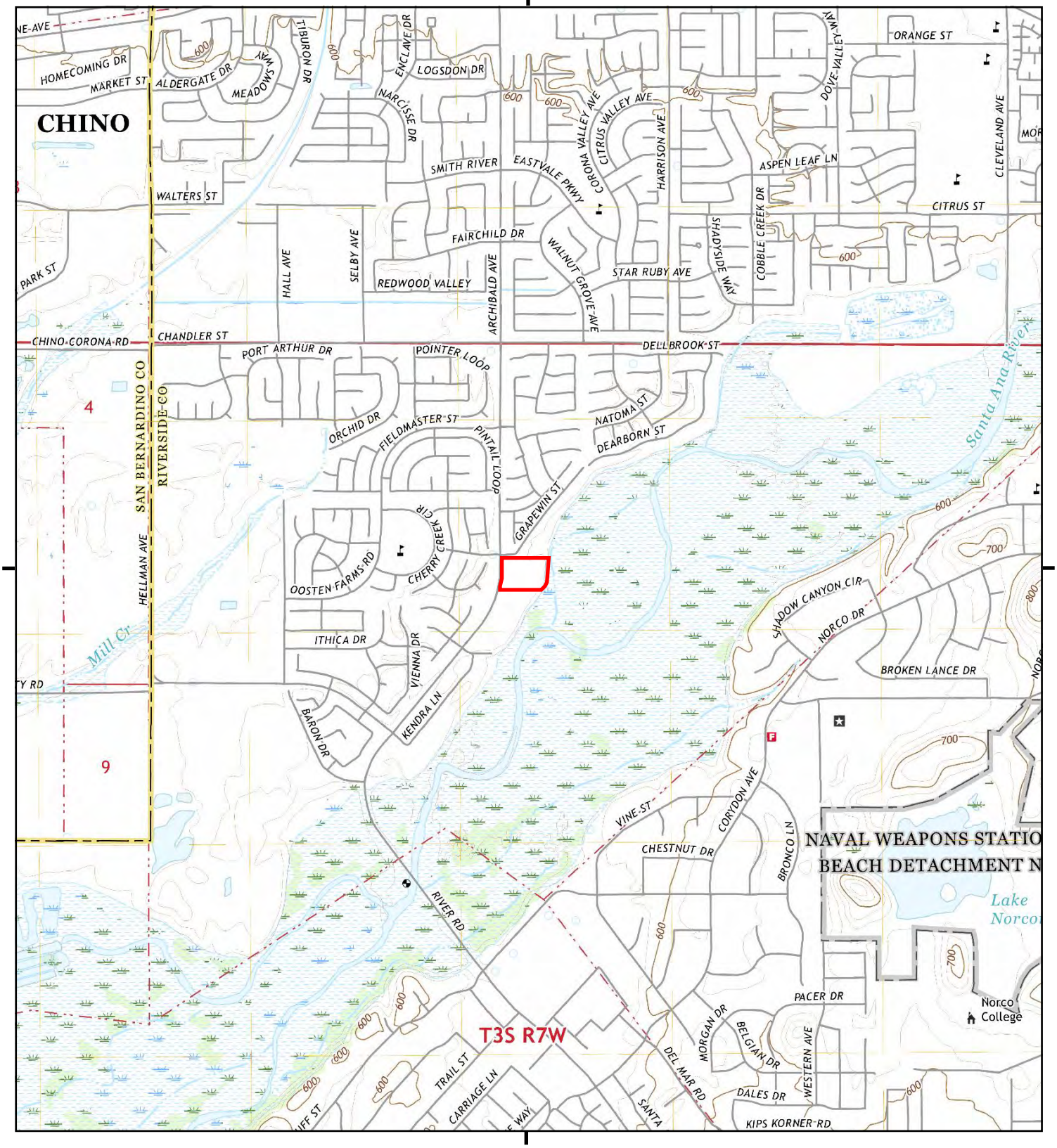
1902 Source Sheets



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

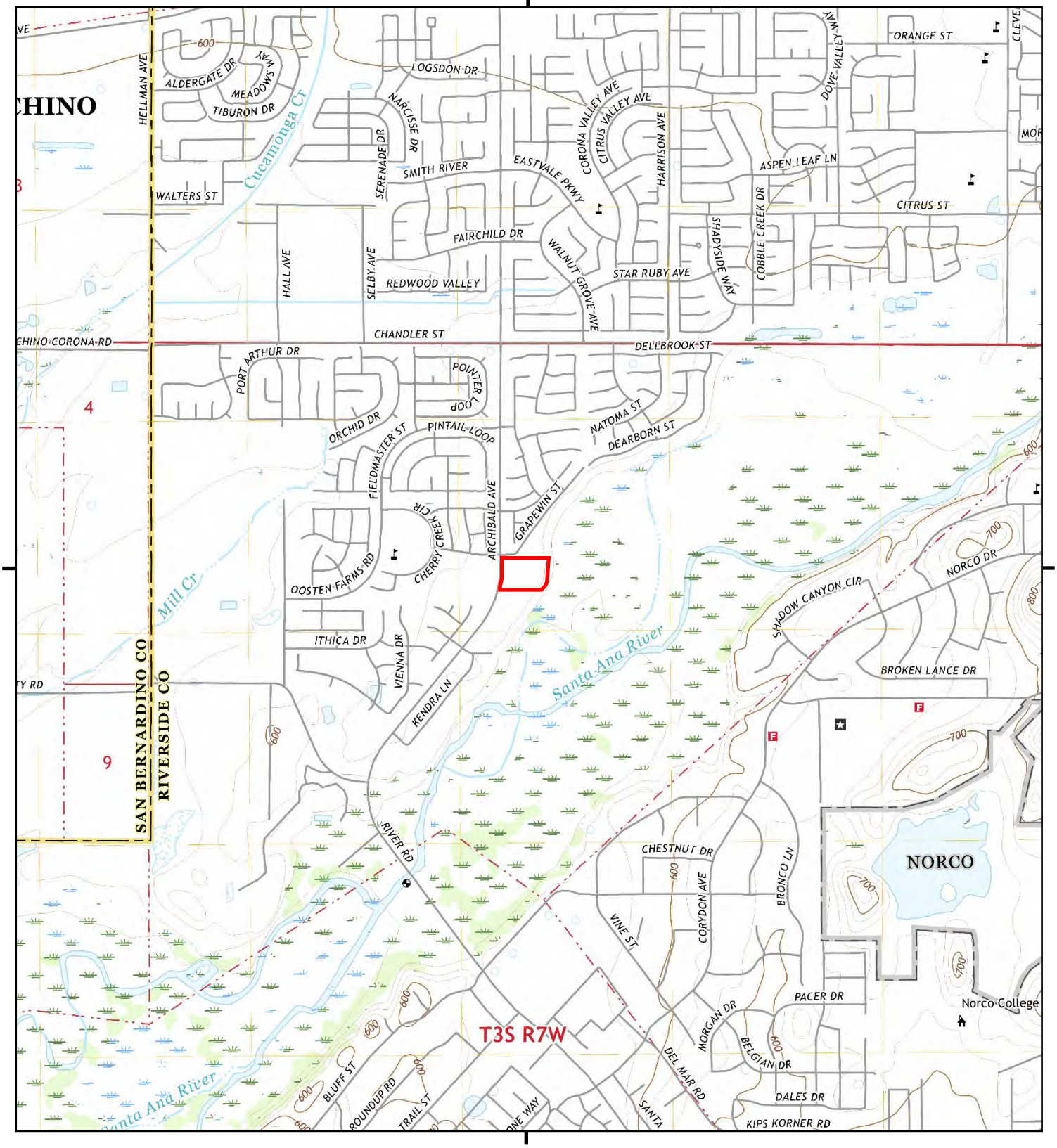
TP, Corona North, 2022, 7.5-minute

SITE NAME: 8312 Grapewin St
ADDRESS: 8312 Grapewin St
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

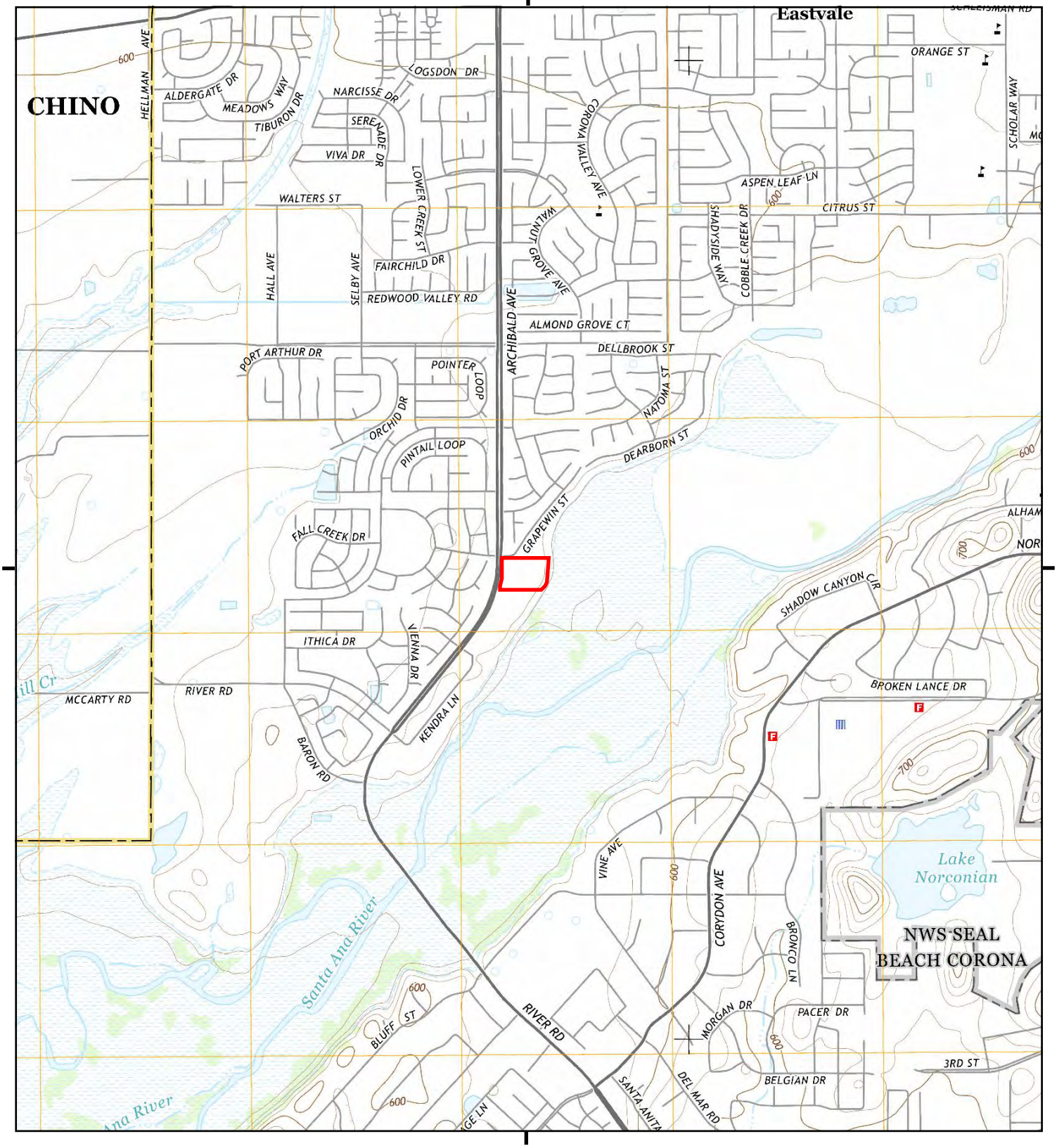
TP, Corona North, 2018, 7.5-minute

SITE NAME: 8312 Grapewin St
ADDRESS: 8312 Grapewin St
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

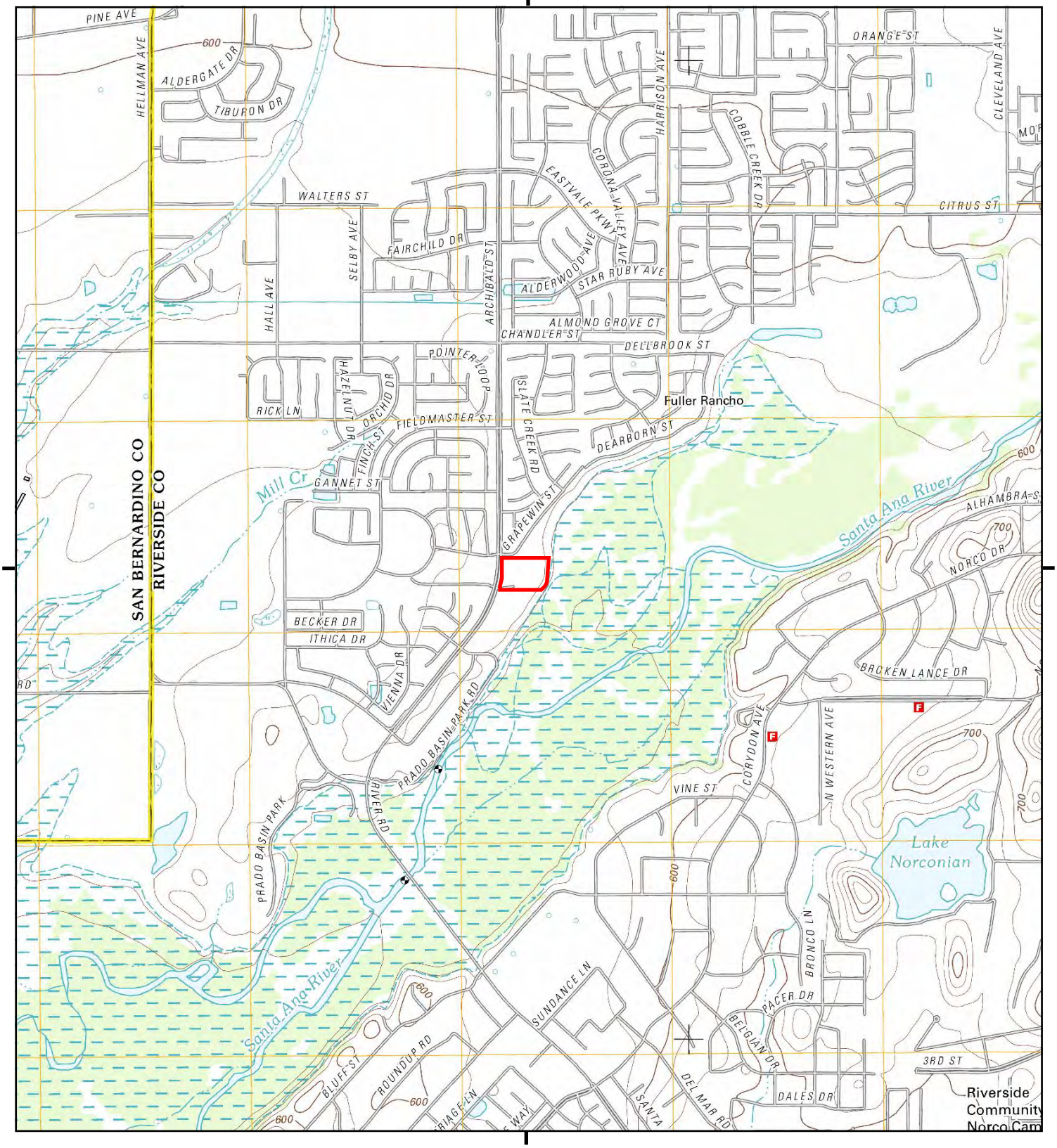
TP, Corona North, 2015, 7.5-minute

SITE NAME: 8312 Grapewin St
ADDRESS: 8312 Grapewin St
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

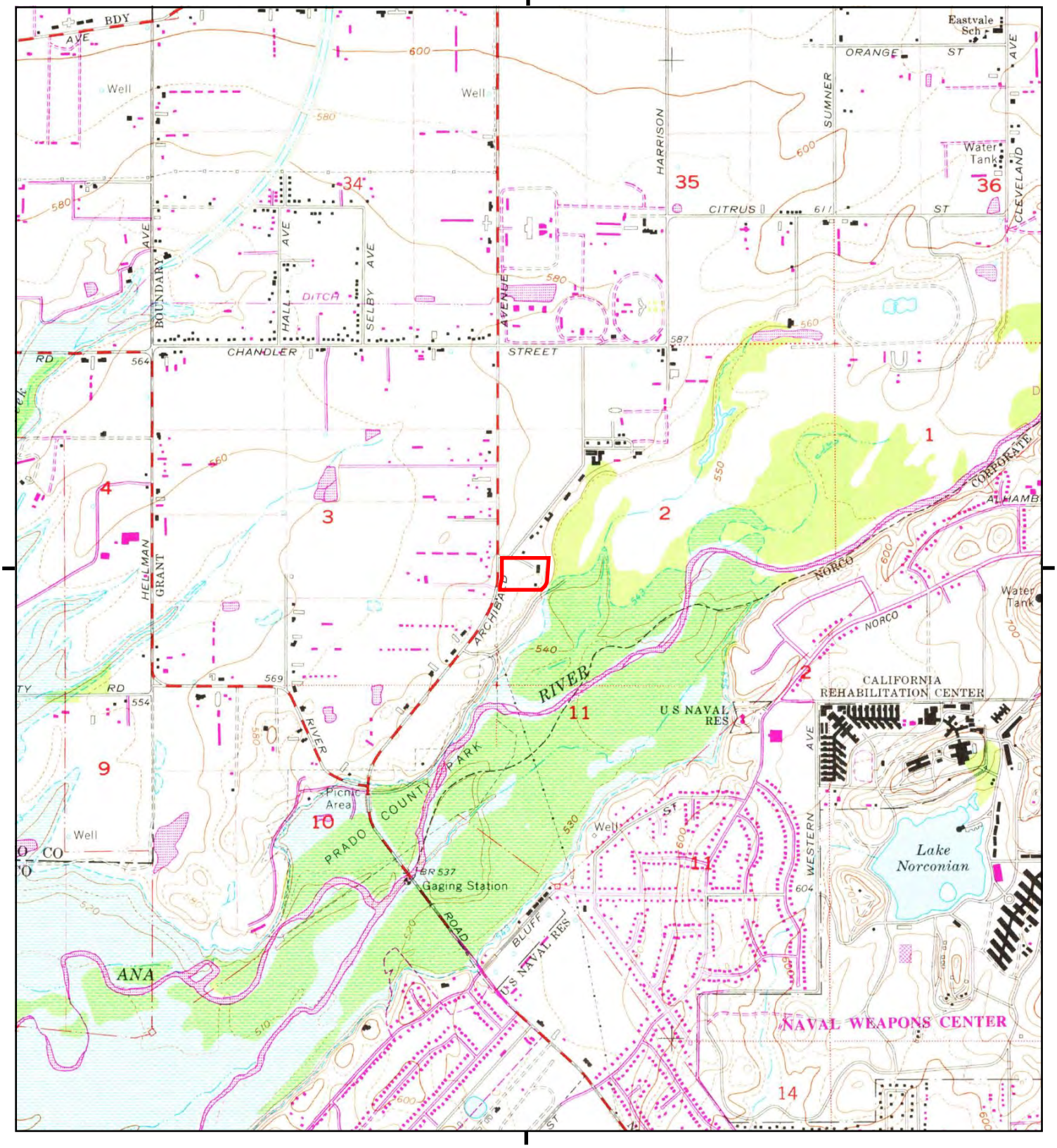
TP, Corona North, 2012, 7.5-minute

SITE NAME: 8312 Grapewin St
ADDRESS: 8312 Grapewin St
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

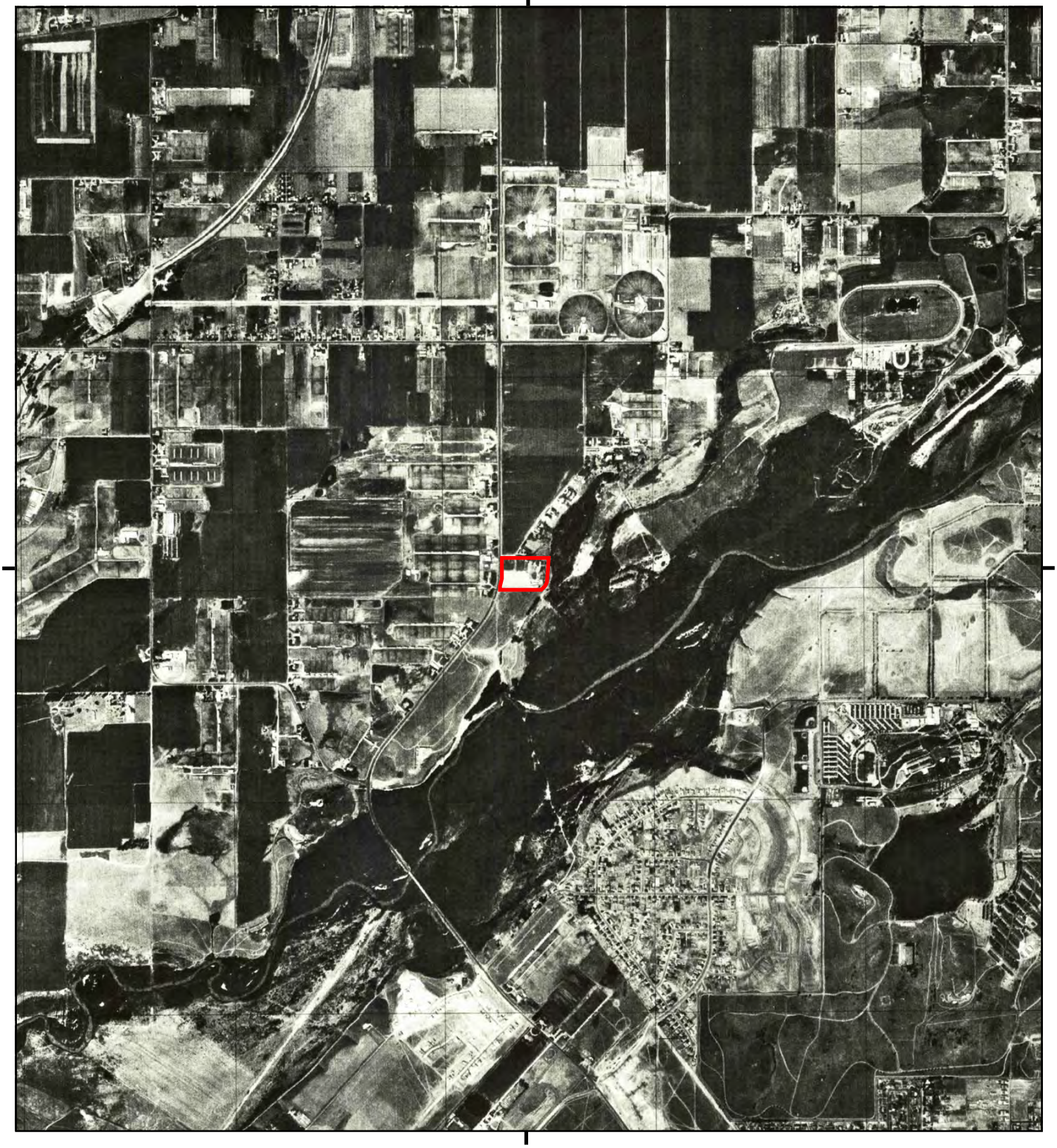
TP, Corona North, 1981, 7.5-minute

SITE NAME: 8312 Grapewin St
ADDRESS: 8312 Grapewin St
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

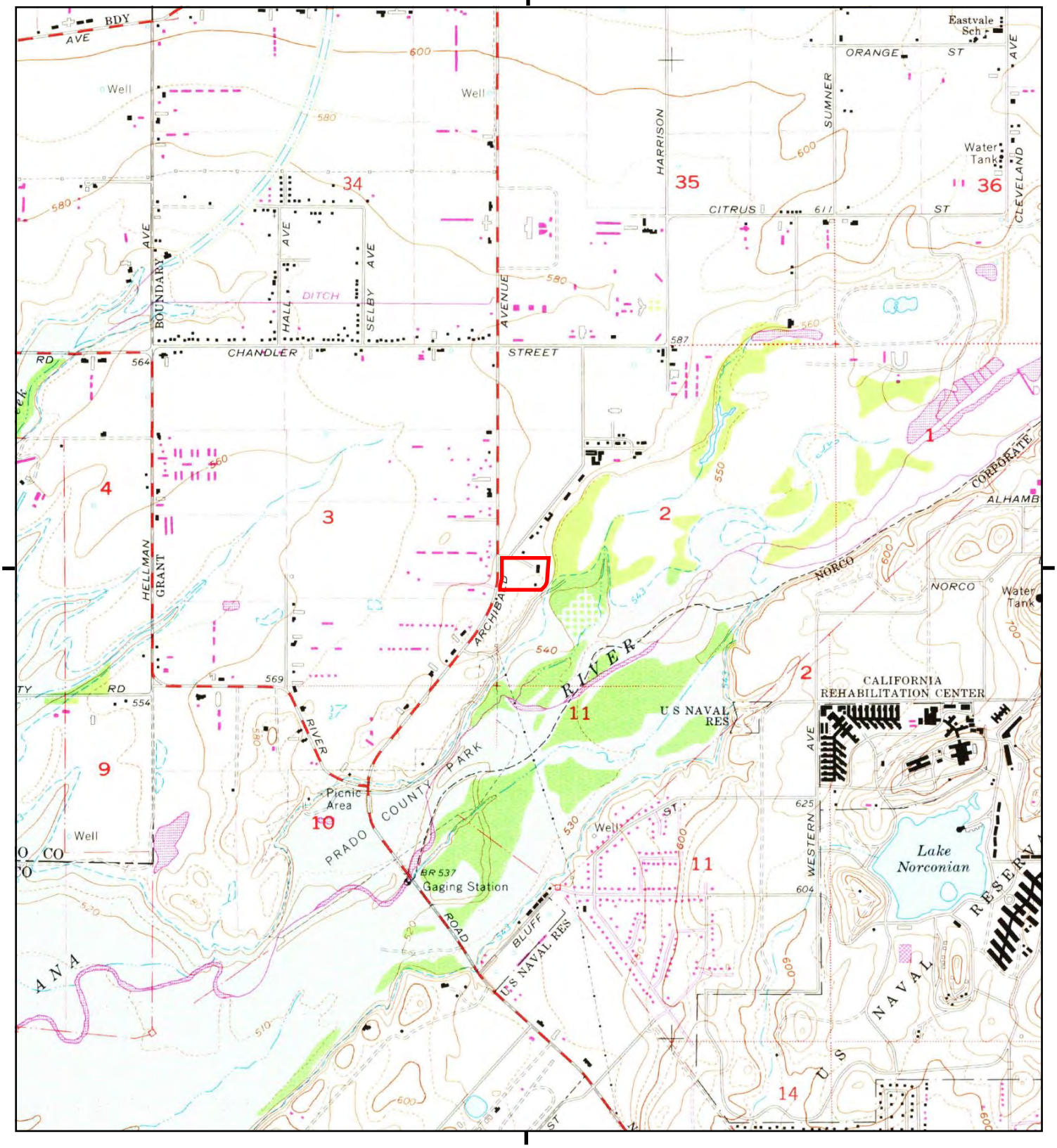
TP, Corona North, 1975, 7.5-minute

SITE NAME: 8312 Grapewin St
ADDRESS: 8312 Grapewin St
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

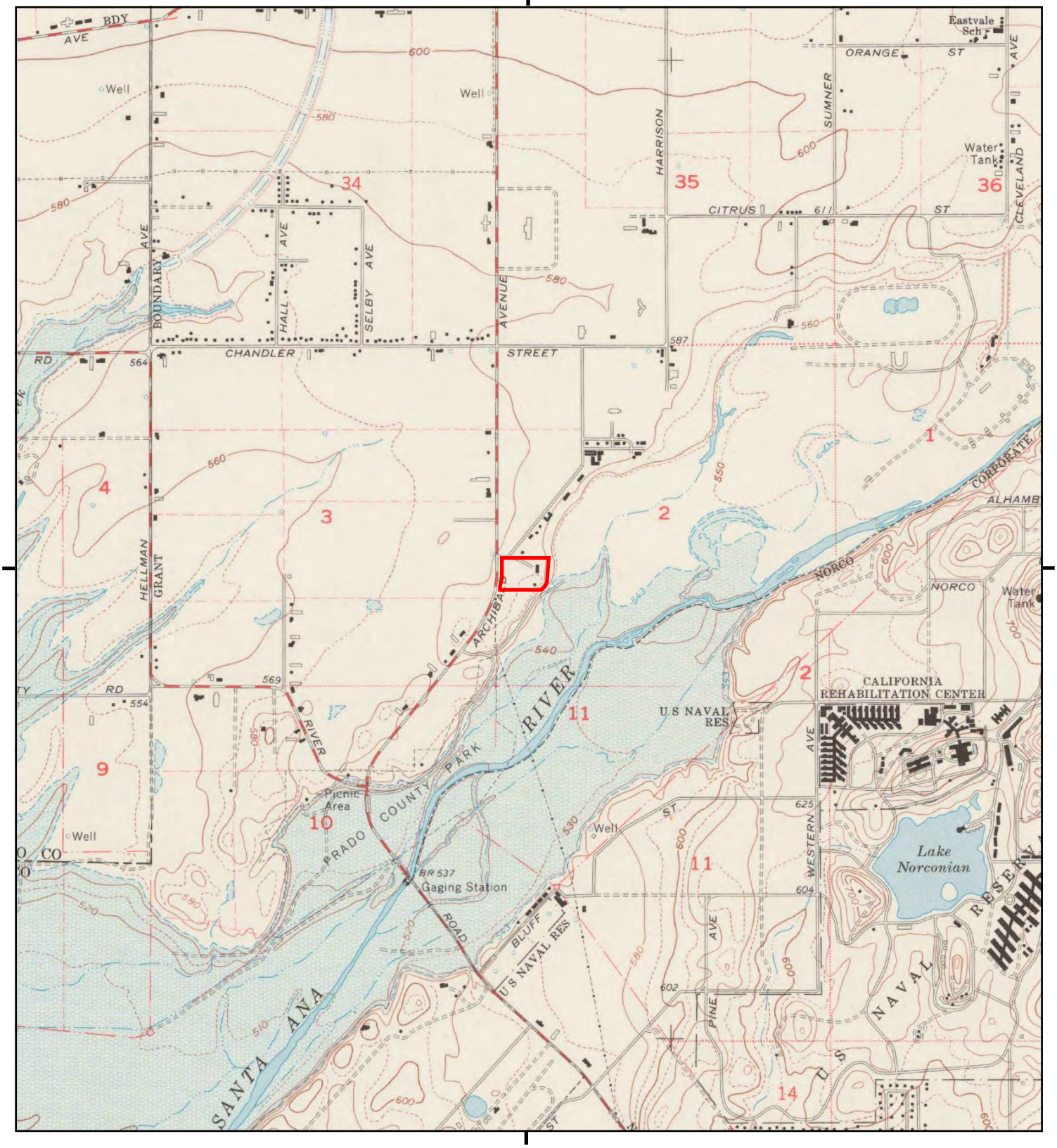
TP, Corona North, 1973, 7.5-minute

SITE NAME: 8312 Grapewin St
ADDRESS: 8312 Grapewin St
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

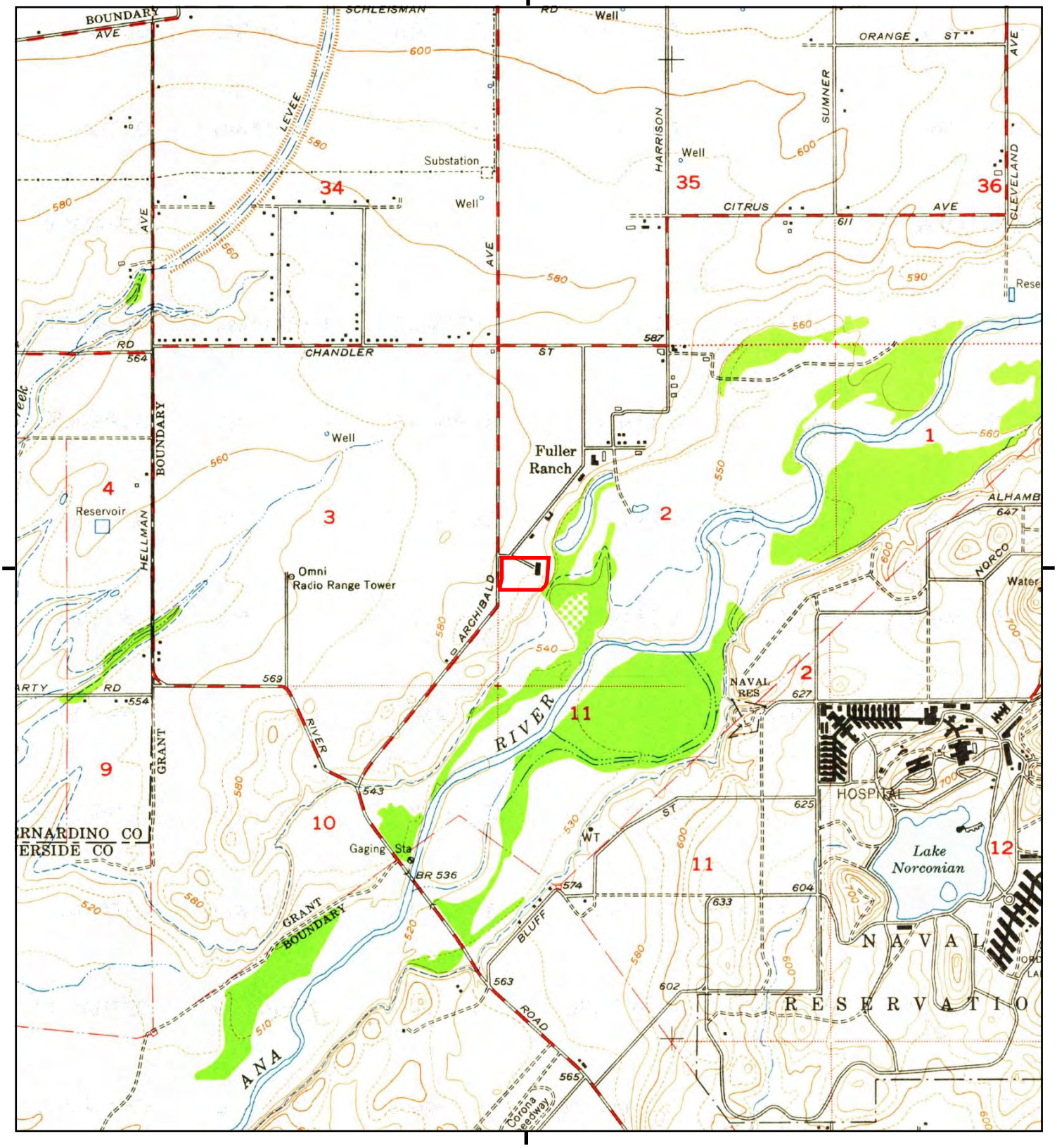
TP, Corona North, 1967, 7.5-minute

SITE NAME: 8312 Grapewin St
ADDRESS: 8312 Grapewin St
Corona, CA 92880
CLIENT: Stantec

N

Historical Topo Map

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

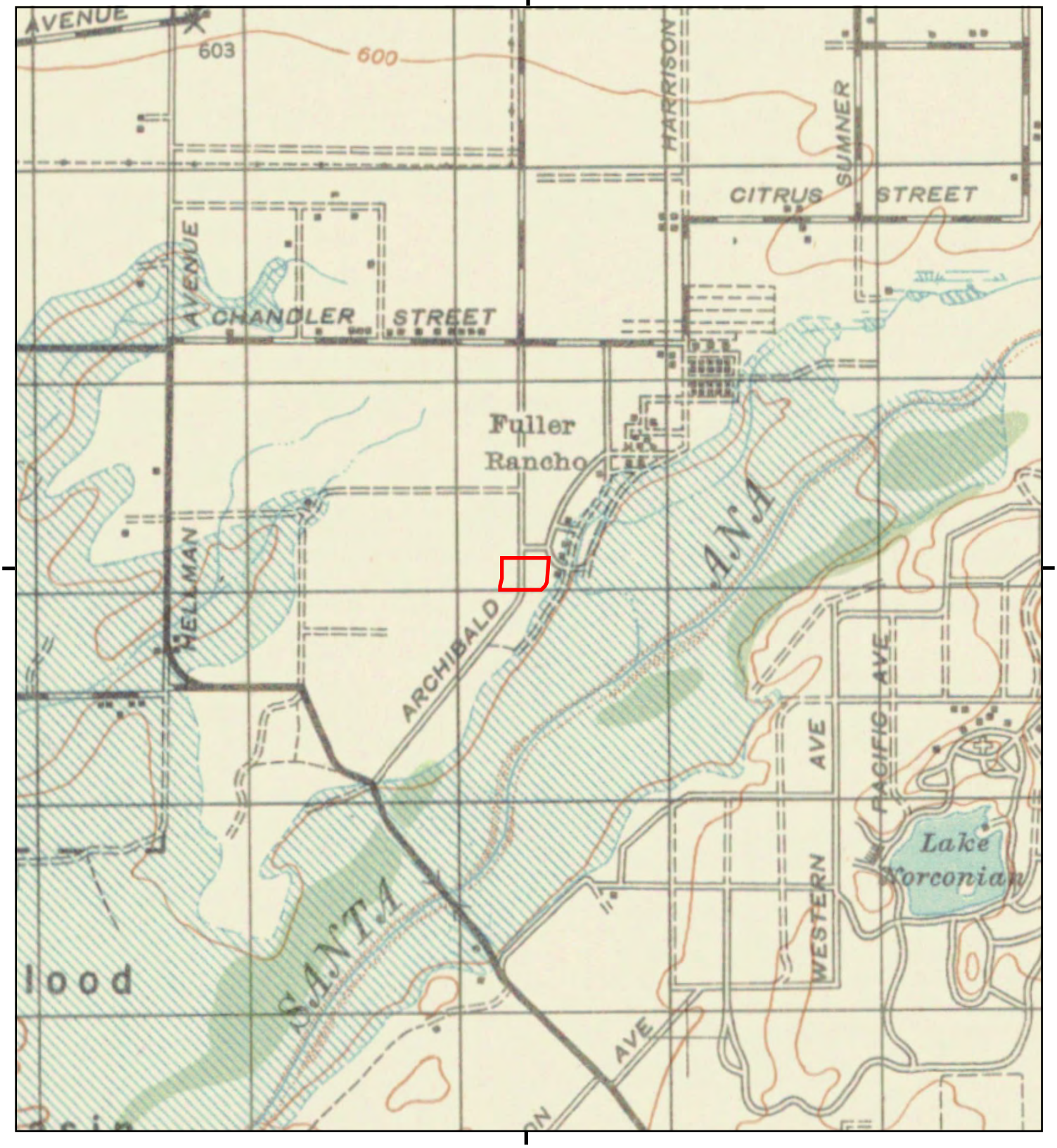
TP, Corona North, 1954, 7.5-minute

SITE NAME: 8312 Grapewin St
ADDRESS: 8312 Grapewin St
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

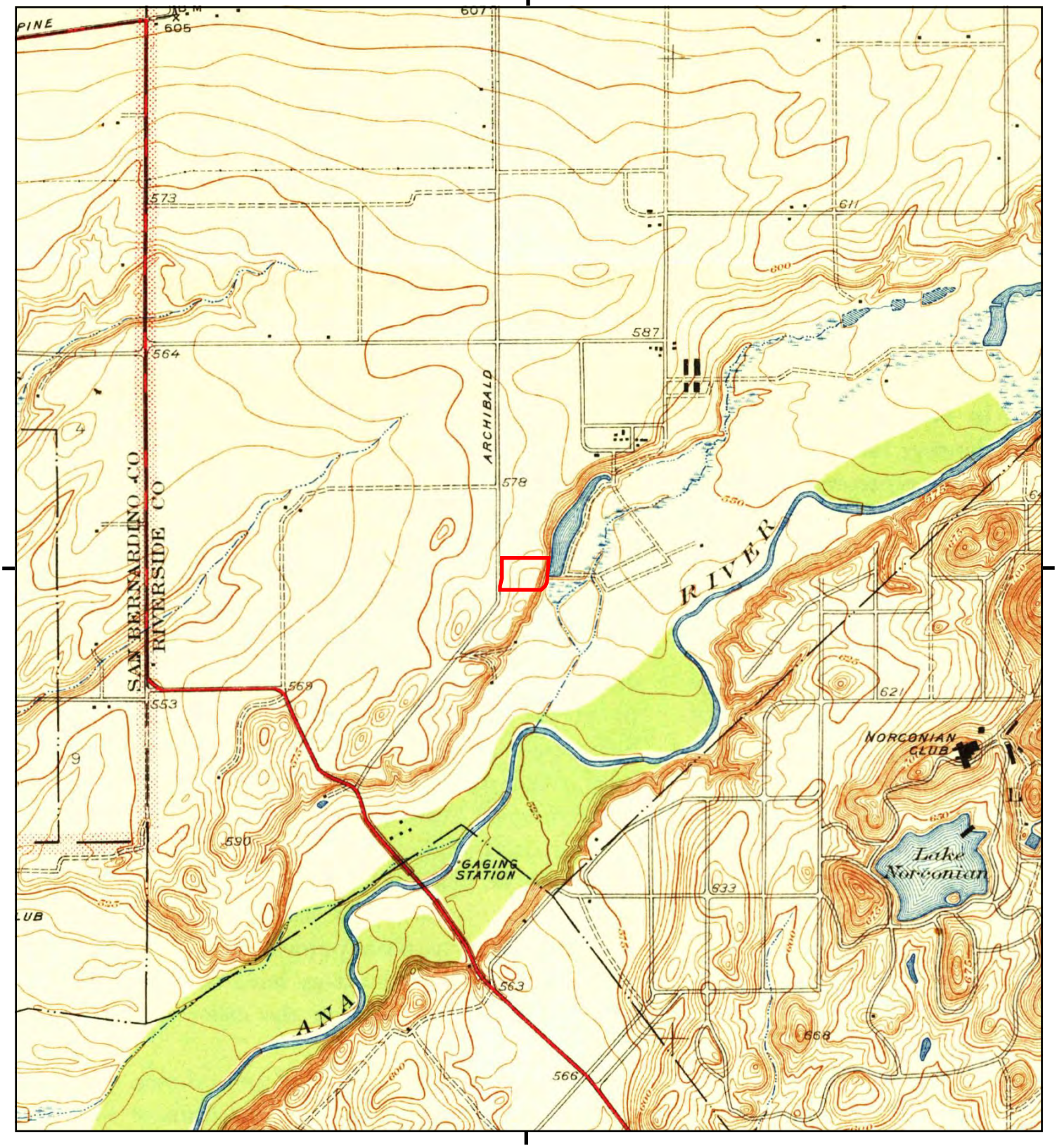
TP, CORONA, 1947, 15-minute

SITE NAME: 8312 Grapewin St
ADDRESS: 8312 Grapewin St
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

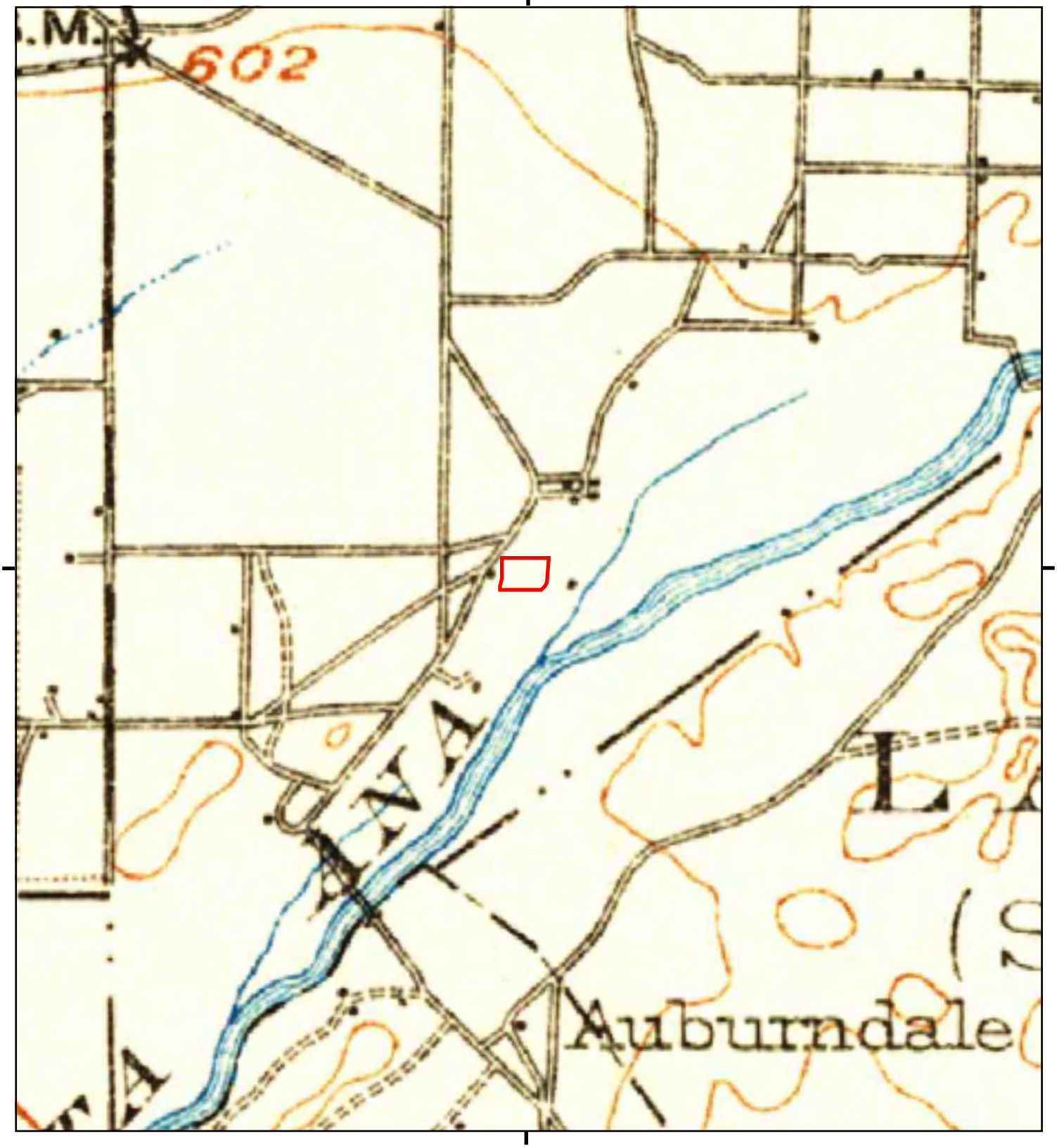
TP, Corona and Vicinity, 1942, 7.5-minute

SITE NAME: 8312 Grapewin St
ADDRESS: 8312 Grapewin St
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: 8312 Grapewin St
ADDRESS: 8312 Grapewin St
Corona, CA 92880
CLIENT: Stantec

N

8312 Grapewin St

8312 Grapewin St

Corona, CA 92880

Inquiry Number: 7586606.8

March 05, 2024

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

03/05/24

Site Name:

8312 Grapewin St
8312 Grapewin St
Corona, CA 92880
EDR Inquiry # 7586606.8

Client Name:

Stantec
735 E. Carnegie Drive, Suite 280
SAN BERNARDINO, CA 92408
Contact: Alicia R 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
1989	1"=500'	Flight Date: August 03, 1989	USDA
1985	1"=500'	Flight Date: September 13, 1985	USDA
1967	1"=500'	Flight Date: May 15, 1967	USDA
1959	1"=500'	Flight Date: November 06, 1959	USDA
1953	1"=500'	Flight Date: February 02, 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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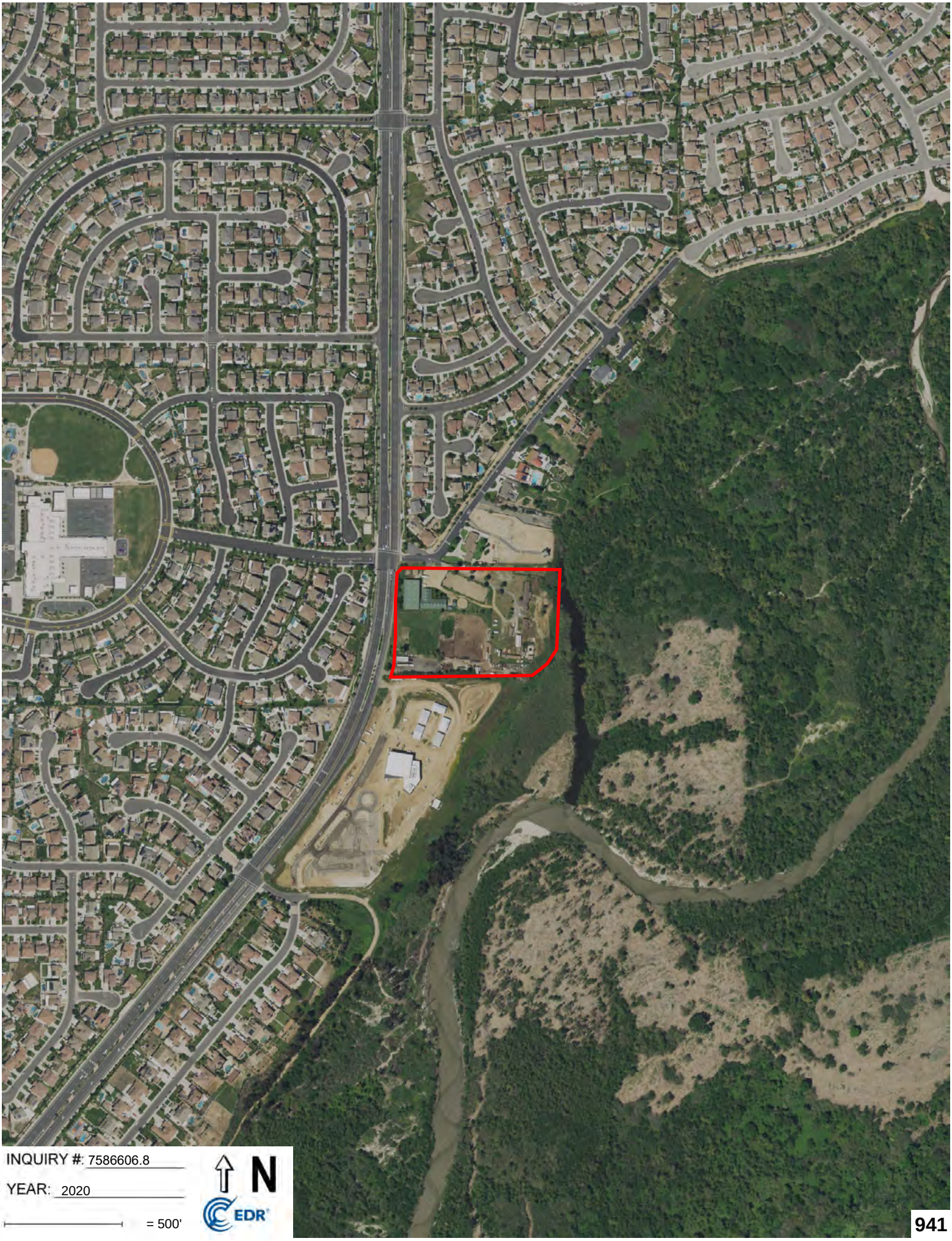
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INQUIRY #: 7586606.8
YEAR: 2020
= 500'
N
EDR


INQUIRY #: 7586606.8
YEAR: 2016
= 500'
N
EDR


INQUIRY #: 7586606.8
YEAR: 2012
= 500'
N
EDR


INQUIRY #: 7586606.8
YEAR: 2009
= 500'
N
EDR


INQUIRY #: 7586606.8
YEAR: 2006
= 500'
N
EDR


INQUIRY #: 7586606.8
YEAR: 2002
= 500'
N
EDR



INQUIRY #: 7586606.8

YEAR: 1994

= 500'

N

EDR


INQUIRY #: 7586606.8
YEAR: 1989
= 500'
N
EDR


INQUIRY #: 7586606.8
YEAR: 1985
= 500'
N
EDR



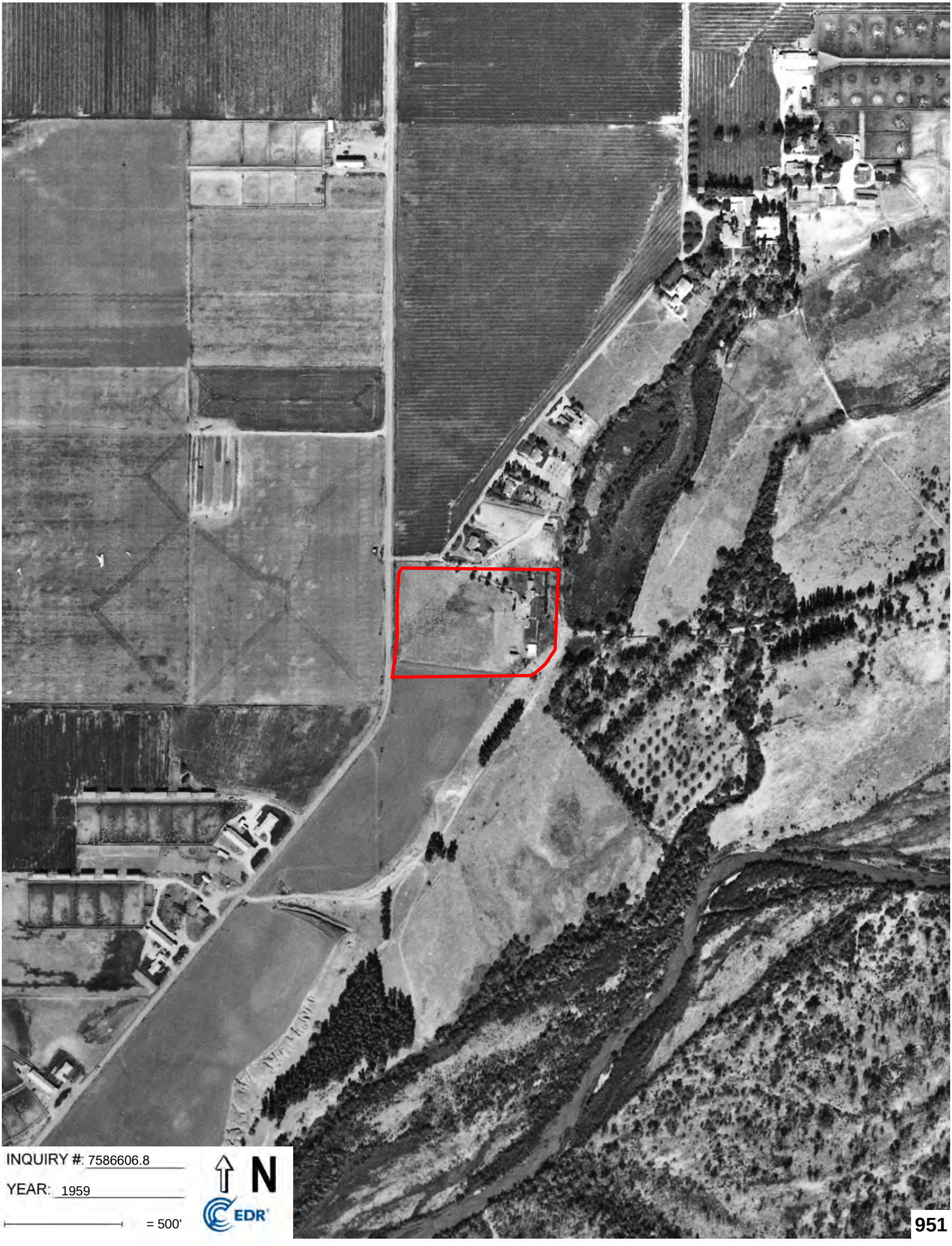
INQUIRY #: 7586606.8

YEAR: 1967

= 500'

N

EDR



INQUIRY #: 7586606.8

YEAR: 1959

= 500'

N

EDR



INQUIRY #: 7586606.8

YEAR: 1953

= 500'

N

EDR



INQUIRY #: 7586606.8

YEAR: 1948

= 500'

N

EDR



INQUIRY #: 7586606.8

YEAR: 1938

= 500'

N

EDR



INQUIRY #: 7586606.8

YEAR: 1931

= 500'

N

EDR

8312 Grapewin St
8312 Grapewin St
Corona, CA 92880

Inquiry Number: 7586606.5
March 06, 2024

The EDR-City Directory Abstract

Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at 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	-
2001	Haines & Company, Inc.	-	X	X	-
	Haines & Company, Inc.	X	X	X	-
2000	Cole Information	X	X	X	-
1996	Pacific Bell	X	X	X	-
1995	Cole Information	X	X	X	-
1993	Pacific Bell	X	X	X	-
1992	Cole Information	X	X	X	-
1990	Pacific Bell	X	X	X	-
1986	Pacific Bell Yellow Pages	-	-	-	-
1981	Pacific Telephone	X	X	X	-

EXECUTIVE SUMMARY

Year	Source	TP	Adjoining	Text Abstract	Source Image
1977	Pacific Telephone	X	X	X	-
1970	Pacific Telephone	X	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.	-	-	-	-
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*
8306 Grapewin St	Client Entered	
8500 Archibald Avenue	Client Entered	

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

8312 Grapewin St
Corona, CA 92880

FINDINGS DETAIL

Target Property research detail.

GRAPEVINE ST

8312 GRAPEVINE ST

Year	Uses	Source
2001	PEACOCKJoanne	Haines & Company, Inc.

GRAPEWIN

8312 GRAPEWIN

Year	Uses	Source
1990	Gilstrap Glen E	Pacific Bell

GRAPEWIN ST

8312 GRAPEWIN ST

Year	Uses	Source
2020	BRADLEY PEACOCK	EDR Digital Archive
	JOANNE PEACOCK	EDR Digital Archive
	SUSAN PEACOCK	EDR Digital Archive
2017	RICHARD PEACOCK	Cole Information
2014	RICHARD PEACOCK	Cole Information
2010	RICHARD PEACOCK	Cole Information
2005	RICHARD PEACOCK	Cole Information
2000	GLEN GILSTRAP	Cole Information
1996	Gilstrap Glen E	Pacific Bell
1995	GILSTRAP, GLEN E	Cole Information
1993	Gilstrap Glen E	Pacific Bell
1992	GILSTRAP, GLEN E	Cole Information

FINDINGS

Year	Uses	Source
1981	Gilstrap Glen E	Pacific Telephone
1977	Gilstrap Glen E	Pacific Telephone
1970	Gilstrap Glen E	Pacific Telephone

FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

ANGELINE FALLS WAY

8210 ANGELINE FALLS WAY

Year	Uses	Source
2020	RAMONA SANTANA	EDR Digital Archive
	VICTOR SANTANA	EDR Digital Archive
	JOSHUA GONZALES	EDR Digital Archive
2017	VICTOR SANTANA	Cole Information
2014	VICTOR SANTANA	Cole Information
2010	VICTOR SANTANA	Cole Information

8218 ANGELINE FALLS WAY

Year	Uses	Source
2020	MARVA SMITH	EDR Digital Archive
2017	MARVA SMITH	Cole Information
2014	MARVA SMITH	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8221 ANGELINE FALLS WAY

Year	Uses	Source
2020	ANDRES HERNANDEZ	EDR Digital Archive
	NANCY HERNANDEZ	EDR Digital Archive
	LEO HERNANDEZ	EDR Digital Archive
2017	LEOPOLDO HERNANDEZ	Cole Information
2014	LEOPOLDO HERNANDEZ	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8226 ANGELINE FALLS WAY

Year	Uses	Source
2020	S 4 U CONSULTING INC	EDR Digital Archive
	SARAT UPPALAPATI	EDR Digital Archive
2017	SARAT UPPALAPATI	Cole Information

Year	Uses	Source
2014	SARAT UPPALAPATI	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8229 ANGELINE FALLS WAY

Year	Uses	Source
2020	JOY BURT	EDR Digital Archive
	JEFFREY BURT	EDR Digital Archive
2017	JEFF BURT	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8237 ANGELINE FALLS WAY

Year	Uses	Source
2020	TERRY LI	EDR Digital Archive
2017	GREGG SPORRER	Cole Information
2014	GREGG SPORRER	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8242 ANGELINE FALLS WAY

Year	Uses	Source
2020	MORGAN CHANG	EDR Digital Archive
2017	MORGAN CHANG	Cole Information
2014	MORGAN CHANG	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8245 ANGELINE FALLS WAY

Year	Uses	Source
2020	PRISCILLA HERRERA	EDR Digital Archive
	CRISELDA HERRERA	EDR Digital Archive
	OSCAR HERRERA	EDR Digital Archive
2017	OSCAR HERRERA	Cole Information
2014	OSCAR HERRERA	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

FINDINGS

8250 ANGELINE FALLS WAY

Year	Uses	Source
2020	ANSAR KHAN	EDR Digital Archive
	MIR ALIKHAN	EDR Digital Archive
	ASRAR KHAN	EDR Digital Archive
	FATIMA KHAN	EDR Digital Archive
2017	ASRAR KHAN	Cole Information
2014	ASRAR KHAN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8258 ANGELINE FALLS WAY

Year	Uses	Source
2017	NICHOLAS GROSSE	Cole Information
2014	DAVID BIGELOW	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8261 ANGELINE FALLS WAY

Year	Uses	Source
2020	BACE CONSULTING SOLUTIONS LLC	EDR Digital Archive
	ROBERT FRY	EDR Digital Archive
2017	ROBERT FRY	Cole Information
2014	FU YANG	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8266 ANGELINE FALLS WAY

Year	Uses	Source
2017	DANIELLE SAPIA	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8269 ANGELINE FALLS WAY

Year	Uses	Source
2020	MARIA RODRIGUEZ	EDR Digital Archive
	CHRISTOPHER ZAMORA	EDR Digital Archive
2017	MARIO CHAVEZ	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information

Year	Uses	Source
2010	OCCUPANT UNKNOWN	Cole Information

8274 ANGELINE FALLS WAY

Year	Uses	Source
2020	FRANSEL ADRIANO	EDR Digital Archive
	ADRIANO CEAZAR	EDR Digital Archive
2017	PAUL ADRIANO	Cole Information
2014	MARY PARCON	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8277 ANGELINE FALLS WAY

Year	Uses	Source
2020	SANTIAGO SULPACIO	EDR Digital Archive
	ESTRELLA SULPACIO	EDR Digital Archive
	SUN SULPACIO	EDR Digital Archive
2017	SANTIAGO SULPACIO	Cole Information
2014	SANTIAGO SULPACIO	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

ARCHIBALD AVE

8105 ARCHIBALD AVE

Year	Uses	Source
1990	Legatt Douglas J	Pacific Bell

8201 ARCHIBALD AVE

Year	Uses	Source
1990	Gallardo Jose L	Pacific Bell

8247 ARCHIBALD AVE

Year	Uses	Source
1990	TOFCO INC	Pacific Bell

8291 ARCHIBALD AVE

Year	Uses	Source
1990	OOSTEN RALPH DIARY	Pacific Bell

FINDINGS

8301 ARCHIBALD AVE

Year	Uses	Source
2002	OSTERKAMP DAIRY	SBC PACIFIC BELL
	Osterkamp Jos S	SBC PACIFIC BELL
1996	OSTERKAMP DAIRY	Pacific Bell
	Osterkamp Jos S	Pacific Bell
1990	OSTERKAMP DAIRY	Pacific Bell
	Osterkamp Jos S	Pacific Bell

8330 ARCHIBALD AVE

Year	Uses	Source
2020	LISSETTE CORONEL	EDR Digital Archive
	SILVIA CORONEL	EDR Digital Archive
	GRISELDA CORONEL	EDR Digital Archive

8335 ARCHIBALD AVE

Year	Uses	Source
2002	DOSTEN DAIRY	SBC PACIFIC BELL
1996	OOSTEN DAIRY	Pacific Bell
1990	Rodriguez Vicente	Pacific Bell

8405 ARCHIBALD AVE

Year	Uses	Source
1996	Oosten C	Pacific Bell
1990	Oosten Ralph	Pacific Bell

ARCHIBALD ST

8105 ARCHIBALD ST

Year	Uses	Source
2005	OCCUPANT UNKNOWN	Cole Information
2001	XXXX	Haines & Company, Inc.

8201 ARCHIBALD ST

Year	Uses	Source
2005	FRANK LORENZ	Cole Information
1995	OCCUPANT UNKNOWNN	Cole Information

Year	Uses	Source
1993	Gallardo Jose L	Pacific Bell
1992	GALLARDO, JOSE L	Cole Information
1981	Lorenz Frank	Pacific Telephone
1977	Lorenz Frank	Pacific Telephone
1970	Lorenz Frank	Pacific Telephone

8207 ARCHIBALD ST

Year	Uses	Source
2010	DIANE DYT	Cole Information

8247 ARCHIBALD ST

Year	Uses	Source
2005	OCCUPANT UNKNOWN	Cole Information
2001	XXXX	Haines & Company, Inc.
1993	One Stop Landscape Supply	Pacific Bell
	ONE WAY TRANSMISSION	Pacific Bell
1981	Fertilla Fertilizer Inc	Pacific Telephone
1977	Fertilla Fertilizer Inc	Pacific Telephone

8251 ARCHIBALD ST

Year	Uses	Source
2005	OCCUPANT UNKNOWN	Cole Information
1995	GALLARDO, BERTHA	Cole Information
1981	Lorenz Rich	Pacific Telephone

8265 ARCHIBALD ST

Year	Uses	Source
2010	RICHARD LORENZ	Cole Information
2005	RICHARD LORENZ	Cole Information

8281 ARCHIBALD ST

Year	Uses	Source
2010	RALPH OOSTEN	Cole Information
2005	MICHAEL WOOD	Cole Information
1995	LORENZ, KATHY J	Cole Information
1977	Hemann Judith S	Pacific Telephone

Year	Uses	Source
1977	Hemann Roy W	Pacific Telephone

8291 ARCHIBALD ST

Year	Uses	Source
1995	OCCUPANT UNKNOWNN	Cole Information
1993	Oosten Ralph Diary	Pacific Bell
1992	OOSTEN RALPH DAIRY	Cole Information
	OOSTEN, RALPH D	Cole Information

8301 ARCHIBALD ST

Year	Uses	Source
2005	OCCUPANT UNKNOWN	Cole Information
2001	OSTERKAMP DAIRY	Haines & Company, Inc.
	OSTERKAMPJos S	Haines & Company, Inc.
2000	OSTERKAMP DAIRY	Cole Information
	JOSEPH OSTERKAMP	Cole Information
1995	OSTERKAMP DAIRY	Cole Information
	OSTERKAMP, JOSEPH S	Cole Information
1993	Osterkamp Dairy	Pacific Bell
	Osterkamp Jos S	Pacific Bell
	Osterkamp Karen	Pacific Bell
1992	OSTERKAMP DAIRY	Cole Information
	OSTERKAMP, JOSEPH S	Cole Information
1981	Osterkamp Dairy	Pacific Telephone
	Osterkamp Jos S	Pacific Telephone
1977	Osterkamp Dairy	Pacific Telephone
	Osterkamp Jos S	Pacific Telephone
1970	Billiet Law rence	Pacific Telephone
	Osterkamp Dairy	Pacific Telephone
	Osterkamp Jos S	Pacific Telephone

8330 ARCHIBALD ST

Year	Uses	Source
2017	LISSETTE CORONEL	Cole Information

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Year	Uses	Source
2014	LISSETTE CORONEL	Cole Information
2010	SILVIA CORONEL	Cole Information

8335 ARCHIBALD ST

Year	Uses	Source
2005	ARLENE LORENZ	Cole Information
2000	OOSTEN DAIRY	Cole Information
1995	OOSTEN DAIRY	Cole Information
	LORENZ, RICHARD	Cole Information
1993	Rodriguez Vicente	Pacific Bell
1992	RODRIGUEZ, VICENTE	Cole Information
1977	Vander Woude J	Pacific Telephone
	Van De Water W R	Pacific Telephone
1970	Oosten Eugene	Pacific Telephone

8405 ARCHIBALD ST

Year	Uses	Source
2001	OOSTENC	Haines & Company, Inc.
2000	C OOSTEN	Cole Information
1995	OCCUPANT UNKNOWNN	Cole Information
1993	Oosten C	Pacific Bell
1992	OOSTEN, C	Cole Information
1981	Oosten Caroline	Pacific Telephone
	Oosten Ralph	Pacific Telephone
	Oosten Ralph	Pacific Telephone
1977	Oosten Caroline	Pacific Telephone
	Oosten Ralph	Pacific Telephone
	Oosten Ralph	Pacific Telephone
1970	Oosten Ralph	Pacific Telephone
	Oosten Ralph Carolyn & Son	Pacific Telephone

FINDINGS

AUTUMN CREEK CT

14135 AUTUMN CREEK CT

Year	Uses	Source
2020	ALYSSA JAMISON	EDR Digital Archive
	ELLEN MCCULLEN	EDR Digital Archive
	JESSE JAMISON	EDR Digital Archive
	ANA ACOSTA	EDR Digital Archive
2017	JESSE JAMISON	Cole Information
2014	THOMAS BRYANT	Cole Information
2010	KISHA JOHNSON-BOOZER	Cole Information

14138 AUTUMN CREEK CT

Year	Uses	Source
2020	EDWARD HONG	EDR Digital Archive
2017	EDWARD HONG	Cole Information
2014	JAMES TAYLOR	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14145 AUTUMN CREEK CT

Year	Uses	Source
2020	TOM & CLAIRE CO	EDR Digital Archive
	CRYSTLE CAIGOY	EDR Digital Archive
2014	OCCUPANT UNKNOWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14148 AUTUMN CREEK CT

Year	Uses	Source
2017	GREGORY DIANO	Cole Information
2014	GREGORY DIANO	Cole Information
2010	GREGORY DIANO	Cole Information

14155 AUTUMN CREEK CT

Year	Uses	Source
2020	CHARISSE LAVERDIERE	EDR Digital Archive
	SUN LIN	EDR Digital Archive

Year	Uses	Source
2020	JARETTA WELCH	EDR Digital Archive
	TIM LAVERDIERE	EDR Digital Archive
	QINQI LIN	EDR Digital Archive
2017	WILLIAM BONES	Cole Information
2014	WILLIAM BONES	Cole Information
2010	MARK ROMERO	Cole Information

14158 AUTUMN CREEK CT

Year	Uses	Source
2020	YONGJIAN ZHEN	EDR Digital Archive
	YUAN SONG	EDR Digital Archive
2017	JIMMY ZHEN	Cole Information
2014	JIMMY ZHEN	Cole Information
2010	ZHAOLMING LIU	Cole Information

14165 AUTUMN CREEK CT

Year	Uses	Source
2020	MANUEL LOPEZ	EDR Digital Archive
	JAIME CARLOS	EDR Digital Archive
	MARICELA RODRIGUEZ	EDR Digital Archive
2014	OCCUPANT UNKNOWN	Cole Information
2010	MARICELA RODRIGUEZ	Cole Information

14175 AUTUMN CREEK CT

Year	Uses	Source
2020	EDWINA MCKEE	EDR Digital Archive
	PERRY MCKEE	EDR Digital Archive
	EMMA TAYLOR	EDR Digital Archive
2017	PERRY MCKEE	Cole Information
2014	PERRY MCKEE	Cole Information
2010	PERRY MCKEE	Cole Information

14178 AUTUMN CREEK CT

Year	Uses	Source
2020	DICKSON YUEN	EDR Digital Archive

Year	Uses	Source
2020	LING-YUAN KUNG	EDR Digital Archive
2017	DIXON YUEN	Cole Information
2014	DIXON YUEN	Cole Information
2010	LAURA SOSA	Cole Information

14185 AUTUMN CREEK CT

Year	Uses	Source
2020	WAYNE HOOVER	EDR Digital Archive
2017	WAYNE HOOVER	Cole Information
2014	KAREN CHRISTENSEN	Cole Information
	TOM MCGEE	Cole Information
2010	TOM MCGEE	Cole Information

14195 AUTUMN CREEK CT

Year	Uses	Source
2020	SIDRA SHERROD	EDR Digital Archive
	SIDRA STRONG	EDR Digital Archive
	STRONG SHERROD	EDR Digital Archive
2017	ERIC STRONG	Cole Information
2014	ERIC STRONG	Cole Information
2010	SIDRA SHERROD	Cole Information

14198 AUTUMN CREEK CT

Year	Uses	Source
2020	I WU	EDR Digital Archive
2017	I WU	Cole Information
2014	CARLO ROXAS	Cole Information
2010	VONNEL MENDOZA	Cole Information

BLUFF VIEW LN

8063 BLUFF VIEW LN

Year	Uses	Source
2020	LILY CHANG	EDR Digital Archive
	ROSE CHANG	EDR Digital Archive

Year	Uses	Source
2020	YINGYU CHANG	EDR Digital Archive
	CHIA CHANG	EDR Digital Archive
2017	YINGYU CHANG	Cole Information
2014	YING CHANG	Cole Information
2010	ROBERT CHANG	Cole Information

8066 BLUFF VIEW LN

Year	Uses	Source
2020	ELIZABETH FLORES	EDR Digital Archive
	RAUL FLORES	EDR Digital Archive
2017	ERIC FLORES	Cole Information
2014	ERIC FLORES	Cole Information
2010	EDUARDO RODARTE	Cole Information

8073 BLUFF VIEW LN

Year	Uses	Source
2020	ANH TRUONG	EDR Digital Archive
2017	ANH TRUONG	Cole Information
2014	NGHIEM TRUONG	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8076 BLUFF VIEW LN

Year	Uses	Source
2020	VICTOR CASILLAS	EDR Digital Archive
	JOANNE CASILLAS	EDR Digital Archive
	MONIQUE CASILLAS	EDR Digital Archive
2017	VICTOR CASILLAS	Cole Information
2014	VICTOR CASILLAS	Cole Information
2010	VICTOR CASILLAS	Cole Information

8083 BLUFF VIEW LN

Year	Uses	Source
2020	YA CHIANG	EDR Digital Archive
	YACHING CHIANG	EDR Digital Archive
	KU CHIANG	EDR Digital Archive

Year	Uses	Source
2017	KU CHIANG	Cole Information
2014	KU CHIANG	Cole Information
2010	KU CHIANG	Cole Information

8086 BLUFF VIEW LN

Year	Uses	Source
2020	MATTHEW RANSONS	EDR Digital Archive
	KARRISA RANSONS	EDR Digital Archive
2017	LEONARDO LOPEZ	Cole Information
2014	LEONARDO LOPEZ	Cole Information
2010	LEONARDO LOPEZ	Cole Information

8093 BLUFF VIEW LN

Year	Uses	Source
2020	BRITANY QUINONEZ	EDR Digital Archive
	CECILIA QUINONEZ	EDR Digital Archive
	WILLIAM QUINONEZ	EDR Digital Archive
2017	WILLIA QUINONEZ	Cole Information
2014	STEVEN CARL	Cole Information
2010	WILLIAM QUINONEZ	Cole Information

8103 BLUFF VIEW LN

Year	Uses	Source
2020	MARK LU	EDR Digital Archive
	CALI LUNA	EDR Digital Archive
	CHUNCHI LU	EDR Digital Archive
2017	MARK LU	Cole Information
2014	ROGER BANKS	Cole Information
2010	ROGER BANKS	Cole Information

CHERRY CREEK CIR

14272 CHERRY CREEK CIR

Year	Uses	Source
2020	LAURA VELTMAN	EDR Digital Archive

Year	Uses	Source
2020	MARK PETERSON	EDR Digital Archive
2017	KURT PETERSON	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	MARK PETERSON	Cole Information

14278 CHERRY CREEK CIR

Year	Uses	Source
2020	MICHAEL LIAO	EDR Digital Archive
	PEI HSU	EDR Digital Archive
	CHIAN LIAO	EDR Digital Archive
2017	PEI HSU	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	MICHAEL LIAO	Cole Information

14284 CHERRY CREEK CIR

Year	Uses	Source
2020	JEREMY ROARK	EDR Digital Archive
	SHEENA RUSH	EDR Digital Archive
	TIFFANY HARPER	EDR Digital Archive
2017	PUSHPINDER OBEROI	Cole Information
2014	JEREMY ROARK	Cole Information
2010	JEREMY ROARK	Cole Information

14290 CHERRY CREEK CIR

Year	Uses	Source
2020	MARLI DIAZ	EDR Digital Archive
	HSIANG WU	EDR Digital Archive
2017	DANIELLE MATHIEU	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	W CHEN	Cole Information

14302 CHERRY CREEK CIR

Year	Uses	Source
2020	RACHEL BROOKS	EDR Digital Archive
	SAMUEL BROOKS	EDR Digital Archive

Year	Uses	Source
2017	SAMUEL BROOKS	Cole Information
2014	SAMUEL BROOKS	Cole Information
2010	SAMUEL BROOKS	Cole Information

14308 CHERRY CREEK CIR

Year	Uses	Source
2020	WAYNE HO	EDR Digital Archive
2017	MAY SUN	Cole Information
2014	WAYNE HO	Cole Information

14314 CHERRY CREEK CIR

Year	Uses	Source
2020	RACHELLE SANTOS	EDR Digital Archive
	JONATHAN SANTOS	EDR Digital Archive
2017	SANTIAGO GUETA	Cole Information
2014	JONATHAN SANTOS	Cole Information
2010	JONATHAN SANTOS	Cole Information

14320 CHERRY CREEK CIR

Year	Uses	Source
2020	HOWARD HSU	EDR Digital Archive
	CLAIRE HSU	EDR Digital Archive
2017	HOWARD HSU	Cole Information
2014	HOWARD HSU	Cole Information
2010	HOWARD HSU	Cole Information

14326 CHERRY CREEK CIR

Year	Uses	Source
2020	ALPHA SANUSI	EDR Digital Archive
	FATMATA SMITH	EDR Digital Archive
	ISOANDARI SANUSI	EDR Digital Archive
	FATMATA SANUSI	EDR Digital Archive
2017	FATMATA SANUSI	Cole Information
2014	FATMATA SANUSI	Cole Information
2010	FATMATA SMITH	Cole Information

14332 CHERRY CREEK CIR

Year	Uses	Source
2020	JOSE NAVAS	EDR Digital Archive
2017	JOSE NAVAS	Cole Information
2014	YOLANDA NAVAS	Cole Information
2010	BAKHER KHALIDI	Cole Information

CREEK SAND CT

14153 CREEK SAND CT

Year	Uses	Source
2020	JEANINA HOLDER	EDR Digital Archive
	EMERSON HOLDER	EDR Digital Archive
2017	TRAVIS HOLDER	Cole Information
2014	TRAVIS HOLDER	Cole Information
2010	EMERSON HOLDER	Cole Information

14156 CREEK SAND CT

Year	Uses	Source
2020	ERMIAS STEFANOS	EDR Digital Archive
	LEILA STEFANOS	EDR Digital Archive
	TSEGEREDA ELFU	EDR Digital Archive
	ZENA STEFANOS	EDR Digital Archive
2017	ERMIAS ESTIFANOS	Cole Information
2014	ERMIAS ESTIFANOS	Cole Information
2010	ERMIAS ESTIFANOS	Cole Information

14166 CREEK SAND CT

Year	Uses	Source
2020	KEISHA GOOSBY	EDR Digital Archive
	MICHAEL GOOSBY	EDR Digital Archive
	SHANE GOOSBY	EDR Digital Archive
2017	MICHAEL GOOSBY	Cole Information
2014	MICHAEL GOOSBY	Cole Information
2010	MICHAEL GOOSBY	Cole Information

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14173 CREEK SAND CT

Year	Uses	Source
2020	ANTHONY ORNELAS	EDR Digital Archive
	MELODY LEYVA	EDR Digital Archive
	MELODY ORNELAS	EDR Digital Archive
	BRANDON DEGUZMAN	EDR Digital Archive
2017	MELODY ORNELAS	Cole Information
2014	MELODY ORNELAS	Cole Information
2010	PHILIP DEGUZMAN	Cole Information

14176 CREEK SAND CT

Year	Uses	Source
2017	ANTONIO GONZALES	Cole Information
2014	TONY GONZALES	Cole Information
2010	STEVEN ALYASSI	Cole Information

14183 CREEK SAND CT

Year	Uses	Source
2020	ANTHONY GILLIAM	EDR Digital Archive
	MICHAEL CASSADY	EDR Digital Archive
	DUSTIN CASSADY	EDR Digital Archive
	KAROL CASSADY	EDR Digital Archive
2017	ANTHONY GILLIAM	Cole Information
2014	ANTHONY GILLIAM	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14193 CREEK SAND CT

Year	Uses	Source
2020	YE HUANG	EDR Digital Archive
2017	ALLAN WONG	Cole Information
2014	ALLAN WONG	Cole Information
2010	TINA WANG	Cole Information

14196 CREEK SAND CT

Year	Uses	Source
2020	VALERIE CASTRO	EDR Digital Archive

Year	Uses	Source
2020	MANUEL CASTRO	EDR Digital Archive
2017	DANA KIMURA	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	DAVID KIMURA	Cole Information

CRYSTAL POOL CT

14137 CRYSTAL POOL CT

Year	Uses	Source
2020	ANASTASIA VILLANUEVA	EDR Digital Archive
	VALERIE VILLANUERA	EDR Digital Archive
	VICTOR VILLANUEVA	EDR Digital Archive
2017	JOSE VILLANUEVA	Cole Information
2014	JOSE VILLANUEVA	Cole Information
2010	JOSE VILLANUEVA	Cole Information

14140 CRYSTAL POOL CT

Year	Uses	Source
2020	KENNETH NEEDELS	EDR Digital Archive
	ALEXANDRIA NEEDELS	EDR Digital Archive
2017	GABRIEL ESCANDON	Cole Information
2014	ERNESTO ARAGON	Cole Information
2010	ERNESTO ARAGON	Cole Information

14147 CRYSTAL POOL CT

Year	Uses	Source
2020	SAMAREE WALLACE	EDR Digital Archive
	REYNARD WALLACE	EDR Digital Archive
	MICHELLE WALLACE	EDR Digital Archive
	SABRIA WALLACE	EDR Digital Archive
	BORROWER 2016 HPA	EDR Digital Archive
	REGGIE WALLACE	EDR Digital Archive
2017	JARROD ASUNCION	Cole Information
2014	ARNOLD ASUNCION	Cole Information
2010	ARNOLD ASUNCION	Cole Information

14150 CRYSTAL POOL CT

Year	Uses	Source
2020	OSARIEMEN EGUAVOEN	EDR Digital Archive
	BRITE EGUAVOEN	EDR Digital Archive
	TONY EGUAVOEN	EDR Digital Archive
	FLORA EGUAVOEN	EDR Digital Archive
2017	TONY EQUAVOEN	Cole Information
2014	TONY EQUAVOEN	Cole Information
2010	TONY EQUAVOEN	Cole Information

14157 CRYSTAL POOL CT

Year	Uses	Source
2017	BRUCE KINGSLAND	Cole Information
2014	KIM KINGSLAND	Cole Information
2010	LYDIA BURR	Cole Information

14160 CRYSTAL POOL CT

Year	Uses	Source
2020	LOUIS ONTIVEROS	EDR Digital Archive
	ROBERT ONTIVEROS	EDR Digital Archive
	ALYSSA BENITEZ	EDR Digital Archive
2017	LUIS ONTIVEROS	Cole Information
2014	LOUIS ONTIVEROS	Cole Information
2010	LOUIS ONTIVEROS	Cole Information

DEW DROP CT

8302 DEW DROP CT

Year	Uses	Source
2020	SAERAN MIYAJI	EDR Digital Archive
	SHINYA MIYAJI	EDR Digital Archive
2017	SAERAN MIYAJI	Cole Information
2014	SAERAN MIYAJI	Cole Information
2010	SHINYA MIYAJI	Cole Information

8305 DEW DROP CT

Year	Uses	Source
2020	GENESIS GALAVIZ-LACASELLA	EDR Digital Archive
	LOUIE LACASELLA	EDR Digital Archive
2017	ASHLEY LAWRENCE	Cole Information
2014	MORGAN LAWRENCE	Cole Information

8310 DEW DROP CT

Year	Uses	Source
2020	XINRONG WANG	EDR Digital Archive
2014	ADELA RABAGO	Cole Information
2010	ADELA RABAGO	Cole Information

8313 DEW DROP CT

Year	Uses	Source
2020	KAIJIE ZHANG	EDR Digital Archive
2017	JIALI WANG	Cole Information
2014	ASHOK DHIR	Cole Information
2010	ASHOK DHIR	Cole Information

8318 DEW DROP CT

Year	Uses	Source
2020	WAH YIP	EDR Digital Archive
	NEEMISS LEE	EDR Digital Archive
	JASMINE YIP	EDR Digital Archive
	LILY YIP	EDR Digital Archive
2017	FRANK YIP	Cole Information
2014	FRANK YIP	Cole Information
2010	NEE LEE	Cole Information

8321 DEW DROP CT

Year	Uses	Source
2020	CRITTER CARE CTR	EDR Digital Archive
	ROBERT RODARTE	EDR Digital Archive
	AUDRA RODARTE	EDR Digital Archive
2017	ROBERT RODARTE	Cole Information

Year	Uses	Source
2014	ROBERT RODARTE	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8326 DEW DROP CT

Year	Uses	Source
2020	DONALD PORTER	EDR Digital Archive
	MARIE SANTIZO	EDR Digital Archive
	KATHRYN PORTER	EDR Digital Archive
	NOEL ANGOS	EDR Digital Archive
2017	MARIE ANGOS	Cole Information
2014	MARIE SANTIZO	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8329 DEW DROP CT

Year	Uses	Source
2017	MUHAMMAD BHATTI	Cole Information
2014	MUHAMMAD BHATTI	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8334 DEW DROP CT

Year	Uses	Source
2020	PASQUALE DIBLASI	EDR Digital Archive
2017	PASQUALE DIBLASI	Cole Information
2014	JOHN TOVAR	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8337 DEW DROP CT

Year	Uses	Source
2020	MEGAN SNOW	EDR Digital Archive
	KIMBERLY SNOW	EDR Digital Archive
	JIMMY SNOW	EDR Digital Archive
	CAROL SNOW	EDR Digital Archive
	BRADLEY SNOW	EDR Digital Archive
2017	BRADLEY SNOW	Cole Information
2014	BRADLEY SNOW	Cole Information

8342 DEW DROP CT

Year	Uses	Source
2020	NICHOLAS POSSNACK	EDR Digital Archive
	RYAN LOPEZ	EDR Digital Archive
	REAGAN LOPEZ	EDR Digital Archive
2017	RYAN LOPEZ	Cole Information
2014	RYAN LOPEZ	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8350 DEW DROP CT

Year	Uses	Source
2020	DEBRA WONSER	EDR Digital Archive
	STEVE WONSER	EDR Digital Archive
2017	STEVEN WONSER	Cole Information
2014	STEVEN WONSER	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8353 DEW DROP CT

Year	Uses	Source
2020	SONYA MEHTA	EDR Digital Archive
	CHHAYA MEHTA	EDR Digital Archive
	RASENDRA MEHTA	EDR Digital Archive
	NEHA MEHTA	EDR Digital Archive
	MANISH MEHTA	EDR Digital Archive
2017	CHHAYA MEHTA	Cole Information
2014	RASENDRA MEHTA	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8358 DEW DROP CT

Year	Uses	Source
2020	JOHN TOVAR	EDR Digital Archive
	CHRISTINE TOVAR	EDR Digital Archive
2017	SALLY REYNOSA	Cole Information
2014	SALLY REYNOSO	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

FINDINGS

8361 DEW DROP CT

Year	Uses	Source
2020	SANDHYA TRIVEDI	EDR Digital Archive
	PARUL TRIVEDI	EDR Digital Archive
2017	MAHENDRA TRIVEDI	Cole Information
2014	MAHENDRA TRIVEDI	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8366 DEW DROP CT

Year	Uses	Source
2020	SAMEER OHRI	EDR Digital Archive
2017	SAMEER OHRI	Cole Information
2014	DAVID CROSS	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8369 DEW DROP CT

Year	Uses	Source
2020	EMILY BUSARSKY	EDR Digital Archive
	JAMES BUSARSKY	EDR Digital Archive
2017	JAMES BUSARSKY	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8374 DEW DROP CT

Year	Uses	Source
2020	CHRISTOPHER LEGASPI	EDR Digital Archive
2017	JAY LEGASPI	Cole Information
2014	HUSAM HALAWEH	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8377 DEW DROP CT

Year	Uses	Source
2020	ANTONIO ARANGO	EDR Digital Archive
	LISA ARANGO	EDR Digital Archive
	OSVALDO ARANGO	EDR Digital Archive
2017	OSVALDO ARANGO	Cole Information

Year	Uses	Source
2014	OSVALDO ARANGO	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8382 DEW DROP CT

Year	Uses	Source
2020	ANNE RABO	EDR Digital Archive
	MARY RABO	EDR Digital Archive
	ELEUTERIO RABO	EDR Digital Archive
2017	BENJAMIN RAMOS	Cole Information
2014	ELEUTERIO RABO	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8385 DEW DROP CT

Year	Uses	Source
2020	ERICA JIMENEZ	EDR Digital Archive
	RODRIGO JIMENEZ	EDR Digital Archive
2017	RODRIGO JIMENEZ	Cole Information
2014	RODRIGO JIMENEZ	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8393 DEW DROP CT

Year	Uses	Source
2020	ROBERT GURNEY	EDR Digital Archive
	LEDA LOVELL	EDR Digital Archive
	HANNAH GURNEY	EDR Digital Archive
	CRISTINA GURNEY	EDR Digital Archive
2017	HANNAH GURNEY	Cole Information
2014	ROBERT GURNEY	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8398 DEW DROP CT

Year	Uses	Source
2020	IRMA GUERRERO	EDR Digital Archive
	RAYMOND JIMENEZ	EDR Digital Archive
2017	JUSTIN DAVIS	Cole Information

Year	Uses	Source
2014	JONATHON GRECO	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

FIELDSTREAM CT

8171 FIELDSTREAM CT

Year	Uses	Source
2020	JULIANNE PEREZ	EDR Digital Archive
	WILLIAM PEREZ	EDR Digital Archive
2017	WILLIAM PEREZ	Cole Information
2014	WILLIAM PEREZ	Cole Information
2010	ANGELICA NAVA	Cole Information

8181 FIELDSTREAM CT

Year	Uses	Source
2020	JASON HINDERSINN	EDR Digital Archive
	MICHELE HINDERSINN	EDR Digital Archive
	MICHELE COLBERT	EDR Digital Archive
2017	JASON HINDERSINN	Cole Information
2014	EARL COLBERT	Cole Information

8191 FIELDSTREAM CT

Year	Uses	Source
2017	FARZAD FARHOOMAND	Cole Information
2014	MARTIN HERRERA	Cole Information
2010	ARACEL HERRERA	Cole Information

8201 FIELDSTREAM CT

Year	Uses	Source
2020	CHRISTOPHER CAISIP	EDR Digital Archive
	STACY CAISIP	EDR Digital Archive
	JOCELYN CAISIP	EDR Digital Archive
2017	CHRIS CAISIP	Cole Information
2014	CHRIS CAISIP	Cole Information
2010	CHRIS CAISIP	Cole Information

FINDINGS

8211 FIELDSTREAM CT

Year	Uses	Source
2017	WILLIS JENNINGS	Cole Information
2014	WILLIS JENNINGS	Cole Information
2010	WILLIS JENNINGS	Cole Information

8214 FIELDSTREAM CT

Year	Uses	Source
2020	MARIA JURADO	EDR Digital Archive
2017	NAZAR KALAYJI	Cole Information
2014	NAZAR KALAYJI	Cole Information
2010	WILLIAM BURR	Cole Information

8221 FIELDSTREAM CT

Year	Uses	Source
2020	BYRON WALKER	EDR Digital Archive
	SHELBI WALKER	EDR Digital Archive
2017	BYRON WALKER	Cole Information
2014	BYRON WALKER	Cole Information
2010	JIM GREGG	Cole Information

8224 FIELDSTREAM CT

Year	Uses	Source
2020	JONATHAN CONTRERAS	EDR Digital Archive
	LUISEDUARDO CONTRERAS	EDR Digital Archive
	ELENA CONTRERAS	EDR Digital Archive
	GEORGE CONTRERAS	EDR Digital Archive
2014	GEORGE CONTRERAS	Cole Information
2010	GEORGE CONTRERAS	Cole Information

8231 FIELDSTREAM CT

Year	Uses	Source
2020	REGINA DIERINGER	EDR Digital Archive
	RYAN DIERINGER	EDR Digital Archive
2017	RYAN DIERINGER	Cole Information
2014	RYAN DIERINGER	Cole Information

Year	Uses	Source
2010	RYAN DIERINGER	Cole Information

FISKE DR

8308 FISKE DR

Year	Uses	Source
2020	PATRICK RINCON	EDR Digital Archive
	MONICA RINCON	EDR Digital Archive
	BIBIANA RINCON	EDR Digital Archive
2017	PATRICK RINCON	Cole Information
2014	PATRICK RINCON	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8311 FISKE DR

Year	Uses	Source
2020	ROGER LU	EDR Digital Archive
	BIK LAU	EDR Digital Archive
2017	BECKY LAU	Cole Information
2014	BECKY LAU	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8316 FISKE DR

Year	Uses	Source
2020	JAMES BRANDSTETTER	EDR Digital Archive
	CHRISTINA BRANDSTETTER	EDR Digital Archive
2017	JAMES BRANDSTETTER	Cole Information
2014	SHANE HALEY	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8319 FISKE DR

Year	Uses	Source
2020	CHARLIE PAN	EDR Digital Archive
2017	FIONA PAN	Cole Information
2014	CHARLIE PAN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

FINDINGS

8324 FISKE DR

Year	Uses	Source
2020	ALFONZO WILLIAMS	EDR Digital Archive
	LORENA MARTINEZ	EDR Digital Archive
2014	BENJAMIN LEE	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8327 FISKE DR

Year	Uses	Source
2020	SHEILA WENDT	EDR Digital Archive
	CARRIE WELCH	EDR Digital Archive
	WILLIAM WELCH	EDR Digital Archive
	DANIEL WELCH	EDR Digital Archive
	MICHAEL WELCH	EDR Digital Archive
2017	WILLIAM WELCH	Cole Information
2014	WILLIAM WELCH	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8332 FISKE DR

Year	Uses	Source
2020	YI ZHANG	EDR Digital Archive
	YOLANDA KING	EDR Digital Archive
2017	RAMONA GALINDO	Cole Information
2014	MICHAEL KOOIKER	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8340 FISKE DR

Year	Uses	Source
2020	STEPHANIE BLANCO	EDR Digital Archive
2017	MARK BLANCO	Cole Information
2014	MARK BLANCO	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8343 FISKE DR

Year	Uses	Source
2020	QUAN PHAM	EDR Digital Archive

Year	Uses	Source
2020	LEAH LIM	EDR Digital Archive
2017	QUAN PHAM	Cole Information
2014	QUAN PHAM	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8348 FISKE DR

Year	Uses	Source
2020	BLANCA CHAIDEZ	EDR Digital Archive
	ESTELA CHAIDEZ	EDR Digital Archive
	HECTOR CHAIDEZ	EDR Digital Archive
	NUBIA CORREA	EDR Digital Archive
2017	HECTOR CHAIDEZ	Cole Information
2014	NUBIA CORREA	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8351 FISKE DR

Year	Uses	Source
2017	JESSE ARIAS	Cole Information
2014	MICHAEL ARIAS	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8359 FISKE DR

Year	Uses	Source
2020	MARILYN BHATIYA	EDR Digital Archive
	CICIL BHATIYA	EDR Digital Archive
2017	CECIL BHATIYA	Cole Information
2014	CECIL BHATIYA	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8364 FISKE DR

Year	Uses	Source
2020	JENIELYN LILLY	EDR Digital Archive
	CRAIG LILLY	EDR Digital Archive
	RUSSELL LILLY	EDR Digital Archive
2017	CRAIG LILLY	Cole Information

Year	Uses	Source
2014	RUSSELL LILLY	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8367 FISKE DR

Year	Uses	Source
2020	RAMDOM MADNESS COLLECTIBLES	EDR Digital Archive
	CHERYL JOAQUIN	EDR Digital Archive
	CHRISTOPHER JOAQUIN	EDR Digital Archive
2017	CHRISTOPHER JOAQUIN	Cole Information
2014	CHERYL JOAQUIN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8410 FISKE DR

Year	Uses	Source
2020	EDWARD BEAUCHAMP	EDR Digital Archive
	MARTHA PEREZ	EDR Digital Archive
	AALIYAH RAMIREZ	EDR Digital Archive
2014	BRETT BUCHANAN	Cole Information
2010	LUIS HERNANDEZ	Cole Information

8419 FISKE DR

Year	Uses	Source
2020	ANN ROBLES	EDR Digital Archive
	ARNOLD ROBLES	EDR Digital Archive
	MARY ROBLES	EDR Digital Archive
2014	ARNOLD ROBLES	Cole Information
2010	MICHAEL AMKREUTZ	Cole Information

8422 FISKE DR

Year	Uses	Source
2020	AUSTIN RIO	EDR Digital Archive
	ELISE RIO	EDR Digital Archive
2017	ELISE RIO	Cole Information
2014	ELIOSA JOSEPH	Cole Information

8431 FISKE DR

Year	Uses	Source
2020	BRETT GREENSHIELDS	EDR Digital Archive
	ASHOK PATEL	EDR Digital Archive
	ALONDRA GREENSHIELDS	EDR Digital Archive
	MARIBEL GREENSHIELDS	EDR Digital Archive
	BRANDON MOKSAVANH	EDR Digital Archive
2017	BRETT GREENSHIELDS	Cole Information
2010	ASHOK PATEL	Cole Information

GAMEBIRD ST

8187 GAMEBIRD ST

Year	Uses	Source
2020	ENRIQUE CARACHEO	EDR Digital Archive
2017	ENRIQUE CARACHEO	Cole Information
2014	ENRIQUE CARACHEO	Cole Information
2010	ENRIQUE CARACHEO	Cole Information

8217 GAMEBIRD ST

Year	Uses	Source
2020	ROSS GOMEZ	EDR Digital Archive
2017	ROSS GOMEZ	Cole Information
2014	ROSS GOMEZ	Cole Information
2010	ROSS GOMEZ	Cole Information

8222 GAMEBIRD ST

Year	Uses	Source
2020	QIN GUAN	EDR Digital Archive
	WEI HOU	EDR Digital Archive
2017	QIN GUAN	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	JOHN ROZATTI	Cole Information

8225 GAMEBIRD ST

Year	Uses	Source
2020	WILLIAM DALY	EDR Digital Archive
	JENNIFER DALY	EDR Digital Archive
2017	WILLIAM DALY	Cole Information
2014	WILLIAM DALY	Cole Information
2010	WILLIAM DALY	Cole Information

8230 GAMEBIRD ST

Year	Uses	Source
2020	HUIHUA CHEN	EDR Digital Archive
2017	HUIHUA CHEN	Cole Information
2014	DANIEL CARRASCO	Cole Information
2010	DANIEL CARRASCO	Cole Information

8233 GAMEBIRD ST

Year	Uses	Source
2020	MARIE MAGYAR	EDR Digital Archive
	THOMAS SAUL	EDR Digital Archive
	JOHN MAGYAR	EDR Digital Archive
2017	JOHN MAGYAR	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	JOHN MAGYAR	Cole Information

8238 GAMEBIRD ST

Year	Uses	Source
2020	THERESA REJON	EDR Digital Archive
	LINA REJON	EDR Digital Archive
	FERNANDO REJON	EDR Digital Archive
2017	FERNANDO REJON	Cole Information
2014	GLENN ARCHAMBAULT	Cole Information
2010	GLENN ARCHAMBAULT	Cole Information

8241 GAMEBIRD ST

Year	Uses	Source
2020	SAMA LAKHANI	EDR Digital Archive

Year	Uses	Source
2020	BHAVESH LAKHANI	EDR Digital Archive
2017	BHAVESH LAKHANI	Cole Information
2014	KHAY LEE	Cole Information
2010	KHAY LEE	Cole Information

8246 GAMEBIRD ST

Year	Uses	Source
2020	SMART FOOD MANAGEMENT INC	EDR Digital Archive
	COMFORT CARE REFLEXOLOGY	EDR Digital Archive
	JING ZHAO	EDR Digital Archive
	WEI KANG	EDR Digital Archive
	JERRREY ZHAO	EDR Digital Archive
	ZIFEI ZHAO	EDR Digital Archive
2017	JING ZHAO	Cole Information
2014	JING ZHAO	Cole Information
2010	JING ZHAO	Cole Information

8249 GAMEBIRD ST

Year	Uses	Source
2020	CAROLINE OMNES	EDR Digital Archive
	ETIENNE SELON	EDR Digital Archive
2017	CORINNE CAMPBELL	Cole Information
2014	CAROLINE OMNES	Cole Information
2010	ETIENNE SELON	Cole Information

8254 GAMEBIRD ST

Year	Uses	Source
2020	ANNA KIM-LEE	EDR Digital Archive
	PETER LEE	EDR Digital Archive
	SERINA LEE	EDR Digital Archive
	HAERAN LEE	EDR Digital Archive
	PATRICK LEE	EDR Digital Archive
	HOSANG LEE	EDR Digital Archive
	HELEN LEE	EDR Digital Archive

Year	Uses	Source
2017	SYED KADRI	Cole Information
2014	NEOMI TIO	Cole Information
2010	FRANCES MULLENS	Cole Information

8257 GAMEBIRD ST

Year	Uses	Source
2020	ARVIN VARMA	EDR Digital Archive
2017	ARVIN VARMA	Cole Information
2014	ARVIN VARMA	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8262 GAMEBIRD ST

Year	Uses	Source
2020	DEAN GUADAGNOLO	EDR Digital Archive
	JENNY GUADAGNOLO	EDR Digital Archive
	JEREMY GUADAGNOLO	EDR Digital Archive
	DANIELLE ALEXANDER	EDR Digital Archive
	DANIELLE GUADAGNOLO	EDR Digital Archive
2017	JEREMY GUADAGNOLO	Cole Information
2014	JEREMY GUADAGNOLO	Cole Information
2010	DANIELLE ALEXANDER	Cole Information

8265 GAMEBIRD ST

Year	Uses	Source
2020	DENISE RAMOS	EDR Digital Archive
2017	DENISE RAMOS	Cole Information
2014	MICHAEL LEE	Cole Information
2010	MICHAEL LEE	Cole Information

8270 GAMEBIRD ST

Year	Uses	Source
2020	BRYAN CAMPOS	EDR Digital Archive
2017	BRYAN CAMPOS	Cole Information
2014	BRYAN CAMPOS	Cole Information
2010	BRYAN CAMPOS	Cole Information

FINDINGS

8273 GAMEBIRD ST

Year	Uses	Source
2020	TERRENCE MILES	EDR Digital Archive
	ANDREA MILES	EDR Digital Archive
2017	TERRENCE MILES	Cole Information
2014	TERRENCE MILES	Cole Information

8278 GAMEBIRD ST

Year	Uses	Source
2020	MAOYONG FU	EDR Digital Archive
2017	PAMELA DONALD	Cole Information
2014	ROBERT CHISM	Cole Information
2010	ROBERT CHISM	Cole Information

GOOSE ST

14209 GOOSE ST

Year	Uses	Source
2020	MIA STYLES	EDR Digital Archive
	CHRISTOPHER COLLEY	EDR Digital Archive
2017	FRANCISCO AVILA	Cole Information
2014	DERRICK AXCELL	Cole Information
2010	MIA STYLES	Cole Information

14217 GOOSE ST

Year	Uses	Source
2020	HEIDI MARTINEZ	EDR Digital Archive
	TROY GORDON	EDR Digital Archive
	DIANA OCEGUERA	EDR Digital Archive
	HEIDI GORDON	EDR Digital Archive
2017	HEIDI MARTINEZ	Cole Information
2014	HEIDI MARTINEZ	Cole Information
2010	HEIDID MARTINEZ	Cole Information

FINDINGS

14225 GOOSE ST

Year	Uses	Source
2020	KRISTEN KANNARD	EDR Digital Archive
	MEGAN HABERMAN	EDR Digital Archive
	KRISTIN KROEZE	EDR Digital Archive
	BRIAN KANNARD	EDR Digital Archive
2014	BRIAN KANNARD	Cole Information
2010	JEFF KROEZE	Cole Information

14233 GOOSE ST

Year	Uses	Source
2020	JEFFREY STALVEY	EDR Digital Archive
	MALINDA STALVEY	EDR Digital Archive
2017	JEFF STALVEY	Cole Information
2014	JEFF STALVEY	Cole Information
2010	JEFF STALVEY	Cole Information

14241 GOOSE ST

Year	Uses	Source
2020	ROTH BUNHEY	EDR Digital Archive
	SANDRA FELEGY	EDR Digital Archive
	JOSHUA FELEGY	EDR Digital Archive
2017	JOSHUA FELEGY	Cole Information
2014	ROTH BUNHEY	Cole Information
2010	ROTH BUNHEY	Cole Information

14246 GOOSE ST

Year	Uses	Source
2020	LORI WHITE	EDR Digital Archive
2017	CASEY LEE	Cole Information
2014	DANIELLE PERRY	Cole Information
2010	JOSEPH PERRY	Cole Information

14249 GOOSE ST

Year	Uses	Source
2020	MICHAEL LAM	EDR Digital Archive

Year	Uses	Source
2020	KEVIN LAM	EDR Digital Archive
	LAM HOWARD	EDR Digital Archive
2017	KEVIN LAM	Cole Information
2014	KEVIN LAM	Cole Information
2010	MICHAEL LAM	Cole Information

14254 GOOSE ST

Year	Uses	Source
2020	ROCIO LOPEZ	EDR Digital Archive
	GILMAR TENES	EDR Digital Archive
2014	OCCUPANT UNKNOWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14257 GOOSE ST

Year	Uses	Source
2020	AMERICAN AWARD & PROMOTIONS	EDR Digital Archive
	QIANG LI	EDR Digital Archive
	YIN LIU	EDR Digital Archive
2017	GREGORY ARMES	Cole Information
2014	GREGORY ARMES	Cole Information
2010	GREGORY ARMES	Cole Information

14262 GOOSE ST

Year	Uses	Source
2020	RYAN LEROY	EDR Digital Archive
	JESSICA LIU	EDR Digital Archive
2017	RYAN LEROY	Cole Information
2014	RYAN LEROY	Cole Information
2010	BILLY MCMAINS	Cole Information

14265 GOOSE ST

Year	Uses	Source
2017	SANDRA HARTON	Cole Information
2014	SANDRA HARTON	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

FINDINGS

14270 GOOSE ST

Year	Uses	Source
2020	DEIRDRE KOKOS	EDR Digital Archive
	IVAN KOKOS	EDR Digital Archive
	CYNTHIA KOKOS	EDR Digital Archive
	JOHNATAN KOKOS	EDR Digital Archive
	MABEL KOKOS	EDR Digital Archive
	DANIEL KOKOS	EDR Digital Archive
2017	MABEL KOKOS	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	DANIEL KOKOS	Cole Information

14273 GOOSE ST

Year	Uses	Source
2020	ADELINE CORREA	EDR Digital Archive
	BENJAMIN CORREA	EDR Digital Archive
	STACY CORREA	EDR Digital Archive
2017	BEN CORREA	Cole Information
2014	BEN CORREA	Cole Information
2010	BEN CORREA	Cole Information

14278 GOOSE ST

Year	Uses	Source
2020	ASHLEY WILSON	EDR Digital Archive
	NEILA WILSON	EDR Digital Archive
2017	CHARLES WILSON	Cole Information
2014	CHARLES WILSON	Cole Information
2010	CHARLES WILSON	Cole Information

14281 GOOSE ST

Year	Uses	Source
2020	RAQUEL AMEZCUA	EDR Digital Archive
	NICK AMEZCUA	EDR Digital Archive
	ROCIO AMEZCUA	EDR Digital Archive
2017	NICK AMEZCUA	Cole Information

Year	Uses	Source
2014	NICK AMEZCUA	Cole Information
2010	NICK AMEZCUA	Cole Information

14286 GOOSE ST

Year	Uses	Source
2020	KURTIS CHAN	EDR Digital Archive
	AUDREE CABRERA	EDR Digital Archive
2017	AUDREE CABRERA	Cole Information
2014	AUDREE CABRERA	Cole Information
2010	AUDREE CABRERA	Cole Information

14297 GOOSE ST

Year	Uses	Source
2020	CATHLEEN AMEZCUA	EDR Digital Archive
	JEFFREY STODGEL	EDR Digital Archive
2017	JEFFREY STODGEL	Cole Information
2014	CATHLEEN AMEZCUA	Cole Information
2010	CATHLEEN AMEZCUA	Cole Information

GRAPEVINE ST

8150 GRAPEVINE ST

Year	Uses	Source
2001	DEERAAFComelts	Haines & Company, Inc.

8176 GRAPEVINE ST

Year	Uses	Source
2001	TADEMA Charlie	Haines & Company, Inc.

8196 GRAPEVINE ST

Year	Uses	Source
2001	OWALTON Franklin	Haines & Company, Inc.

8212 GRAPEVINE ST

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.

8216 GRAPEVINE ST

Year	Uses	Source
2001	JACOBSEdward	Haines & Company, Inc.

8230 GRAPEVINE ST

Year	Uses	Source
2001	ODESTEUBENKura	Haines & Company, Inc.

8306 GRAPEVINE ST

Year	Uses	Source
2001	OOSTERKAMPAnthony	Haines & Company, Inc.

GRAPEWIN

8176 GRAPEWIN

Year	Uses	Source
1990	Tadema Charlie	Pacific Bell

8196 GRAPEWIN

Year	Uses	Source
1990	CHANGING LIVES MINISTRY	Pacific Bell

GRAPEWIN ST

8144 GRAPEWIN ST

Year	Uses	Source
1970	Grapewin Group Home	Pacific Telephone

8150 GRAPEWIN ST

Year	Uses	Source
2020	RIVER OF TRUTH CHURCH INC	EDR Digital Archive
	CORNELIS DEGRAAF	EDR Digital Archive
	KAREN DEGRAAF	EDR Digital Archive
	RACHEL DE-GRAAF	EDR Digital Archive
	NEAL DEGRAAF	EDR Digital Archive
	WALTER DE GRAAF	EDR Digital Archive
	ANNA DE GRAAF	EDR Digital Archive
2014	WALTER DEGRAFF	Cole Information

Year	Uses	Source
2010	NEAL DEGRAAF	Cole Information
2005	NEAL DEGRAAF	Cole Information
2000	C DEGRAAF	Cole Information
1995	DEGRAAF, C H	Cole Information
1981	Cropper WA	Pacific Telephone
1977	Cropper WA	Pacific Telephone
	CROPPER WA INC	Pacific Telephone

8170 GRAPEWIN ST

Year	Uses	Source
2020	JASON BOLLEN	EDR Digital Archive
	HENDRICK BOLLEN	EDR Digital Archive
	HANK BOLLEN	EDR Digital Archive
	JEFF BOLLEN	EDR Digital Archive
	MAJA BOLLEN	EDR Digital Archive
2017	HANK BOLLEN	Cole Information
2014	HANK BOLLEN	Cole Information
2010	HANK BOLLEN	Cole Information
2005	MAJAS TREASURES	Cole Information
	HANK BOLLEN	Cole Information
2000	HANK BOLLEN	Cole Information
1970	te Velde Henry J	Pacific Telephone

8176 GRAPEWIN ST

Year	Uses	Source
2020	CHARLIE TADEMA	EDR Digital Archive
	MARIANNE TADEMA	EDR Digital Archive
2017	CHARLIE TADEMA	Cole Information
2014	CHARLIE TADEMA	Cole Information
2010	CHARLIE TADEMA	Cole Information
2005	CHARLIE TADEMA	Cole Information
2002	Tadema Charlie	SBC PACIFIC BELL
2000	CHARLIE TADEMA	Cole Information
1996	Tadema Charlie	Pacific Bell

Year	Uses	Source
1995	TADEMA, CHARLIE	Cole Information
1993	Tadema Charlie	Pacific Bell
1992	TADEMA, CHARLIE	Cole Information
1981	Tadema Charlie	Pacific Telephone
1977	Tadema Charlie	Pacific Telephone
	Taylor Av&WChase Dr @Corona@	Pacific Telephone

8196 GRAPEWIN ST

Year	Uses	Source
2020	LOU WALTON	EDR Digital Archive
	FRANK WALTON	EDR Digital Archive
2017	LOU WALTON	Cole Information
2014	LOU WALTON	Cole Information
2010	FRANK WALTON	Cole Information
2005	FIREBALL WALTON DVM INC	Cole Information
	FRANK WALTON	Cole Information
2000	F WALTON	Cole Information
1995	WALTON, FRANK N	Cole Information
1992	MERCY INC	Cole Information

8212 GRAPEWIN ST

Year	Uses	Source
1981	Osterkamp Anna	Pacific Telephone
	Osterkamp Anthony	Pacific Telephone
1977	Osterkamp Anna	Pacific Telephone
	Osterkamp Anthony	Pacific Telephone
1970	Osterkamp Anna	Pacific Telephone
	Osterkamp Anthony	Pacific Telephone

8216 GRAPEWIN ST

Year	Uses	Source
2020	JOHN GRATZER	EDR Digital Archive
	ROSEMARIE GRATZER	EDR Digital Archive
2017	JOHN GRATZER	Cole Information

Year	Uses	Source
2014	JOHN GRATZER	Cole Information
2010	JOHN GRATZER	Cole Information
2005	JOHN GRATZER	Cole Information
2000	EDWARD JACOBS	Cole Information
1995	JACOBS, EDWARD S	Cole Information
1970	Luginbill Urban	Pacific Telephone

8222 GRAPEWIN ST

Year	Uses	Source
2020	DOYLE MCMULLIN	EDR Digital Archive
	SEAN MCMULLIN	EDR Digital Archive
	HEIDI MCMULLIN	EDR Digital Archive
2017	HEIDI MCMULLIN	Cole Information
2014	LYLE SMITH	Cole Information
2010	LYLE SMITH	Cole Information
2005	LYLE SMITH	Cole Information
2002	Widener Ray W	SBC PACIFIC BELL
2000	OCCUPANT UNKNOWN	Cole Information
1995	DEGROOT, PETE	Cole Information
1970	Aardema Frans	Pacific Telephone

8230 GRAPEWIN ST

Year	Uses	Source
2020	KURT DESTEUBEN	EDR Digital Archive
	ADELE DESTEUBEN	EDR Digital Archive
2017	KURT DESTEUBEN	Cole Information
2014	KURT DESTEUBEN	Cole Information
2010	KURT DESTEUBEN	Cole Information
2005	KURT DESTEUBEN	Cole Information
2000	KURT DESTEUBEN	Cole Information
1995	DESTEUBEN, KURT R	Cole Information
1981	Fortner F T	Pacific Telephone
1977	Fortner Ernest M	Pacific Telephone
1970	Lillibridge Gerald	Pacific Telephone

8306 GRAPEWIN ST

Year	Uses	Source
2020	KAREN OSTERKAMP	EDR Digital Archive
	GERALD OSTERKAMP	EDR Digital Archive
2017	GERALD OSTERKAMP	Cole Information
2014	GERALD OSTERKAMP	Cole Information
2010	GERALD OSTERKAMP	Cole Information
2005	JOSEPH OSTERKAMP	Cole Information
2002	Osterkamp Mark	SBC PACIFIC BELL
2000	ANTHONY OOSTERKAMP	Cole Information
1995	OOSTERKAMP, ANTHONY H	Cole Information

GRAPEWYN ST

8222 GRAPEWYN ST

Year	Uses	Source
1967	Aardema Frans Cornelia	Luskey Brothers & Co.

LOURENCO LN

8403 LOURENCO LN

Year	Uses	Source
2020	BRAYER PROPERTIES	EDR Digital Archive
	JOY THACKER	EDR Digital Archive
	PATRICK THACKER	EDR Digital Archive
2017	PATRICK THACKER	Cole Information
2014	PATRICK THACKER	Cole Information
2010	PATRICK THACKER	Cole Information

8406 LOURENCO LN

Year	Uses	Source
2020	LUPE BARRERA	EDR Digital Archive
	CESAR BARRERA	EDR Digital Archive
2017	VICTOR BARRERA	Cole Information
2014	CESAR BARRERA	Cole Information
2010	CESAR BARRERA	Cole Information

8415 LOURENCO LN

Year	Uses	Source
2020	BILLY MYERS	EDR Digital Archive
	MARIANA MYERS	EDR Digital Archive
2017	BILLY MYERS	Cole Information
2014	BILLY MYERS	Cole Information
2010	ELIZABETH STRAUB	Cole Information

8418 LOURENCO LN

Year	Uses	Source
2020	JANET HALDANE	EDR Digital Archive
2014	JANET HALDANE	Cole Information
2010	JANET HALDANE	Cole Information

8427 LOURENCO LN

Year	Uses	Source
2020	ANNEMARIE SOUTHERN	EDR Digital Archive
	ROBERT SOUTHERN	EDR Digital Archive
2017	ROBERT SOUTHERN	Cole Information
2014	ROBERT SOUTHERN	Cole Information
2010	ROBERT SOUTHERN	Cole Information

8430 LOURENCO LN

Year	Uses	Source
2020	ABCOS PRODUCTS LLC	EDR Digital Archive
	YEN CHEN	EDR Digital Archive
2017	FON CHEW	Cole Information
2014	YEN CHEN	Cole Information
2010	YEN CHEN	Cole Information

8439 LOURENCO LN

Year	Uses	Source
2020	BRENDA RENTERIA	EDR Digital Archive
	RAMON DE LA CERDA	EDR Digital Archive
	HORTENSIA FLESSEL	EDR Digital Archive
	MARIA RENTERIA	EDR Digital Archive

Year	Uses	Source
2020	PAUKA SOL	EDR Digital Archive
	JOSE RENTERIA	EDR Digital Archive
	ISABEL RENTERIA	EDR Digital Archive
	ANA RENTERIA	EDR Digital Archive
	CAROLINA SOL	EDR Digital Archive
	FIDEL RENTERIA	EDR Digital Archive
2017	JOSE RENTERIA	Cole Information
2014	FIDEL RENTERIA	Cole Information
2010	CRUISE ONE	Cole Information
	RAMON DELACERDA	Cole Information

8442 LOURENCO LN

Year	Uses	Source
2020	TAREK ELSHEIKH	EDR Digital Archive
2017	ALAA ELSHEIKH	Cole Information
2014	WAFAA SEIFI	Cole Information

8454 LOURENCO LN

Year	Uses	Source
2017	KEVIN KE	Cole Information
2014	KEVIN KE	Cole Information
2010	KEVIN KE	Cole Information

8466 LOURENCO LN

Year	Uses	Source
2020	JULIA AMANTI	EDR Digital Archive
	VICTOR DELEON	EDR Digital Archive
2017	JOSEPH AMANTI	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	VICTOR DELEON	Cole Information

8478 LOURENCO LN

Year	Uses	Source
2020	EUREKA WILLIAMS	EDR Digital Archive
2017	DANTE WALKER	Cole Information

Year	Uses	Source
2014	RAUSHANAH MALONE	Cole Information
2010	DANTE WALKER	Cole Information

8490 LOURENCO LN

Year	Uses	Source
2020	JORGE MEJIA	EDR Digital Archive
2014	OCCUPANT UNKNOWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

PEBBLE CREEK DR

8219 PEBBLE CREEK DR

Year	Uses	Source
2020	STANLEY SMARTT	EDR Digital Archive
2017	STANLEY SMARTT	Cole Information
2014	STANLEY SMARTT	Cole Information
2010	STANLEY SMARTT	Cole Information

8224 PEBBLE CREEK DR

Year	Uses	Source
2020	GIOK TIO	EDR Digital Archive
	BUDI SELOADJI	EDR Digital Archive
2017	SEAN SELOADJI	Cole Information
2014	SEAN SELOADJI	Cole Information

8227 PEBBLE CREEK DR

Year	Uses	Source
2020	LIN JAMES	EDR Digital Archive
2017	RICHARD JAMES	Cole Information
2014	RICHARD JAMES	Cole Information
2010	MICHAEL MARSHALL	Cole Information

8232 PEBBLE CREEK DR

Year	Uses	Source
2020	ANDY CHEN	EDR Digital Archive
2017	ANDY CHEN	Cole Information

Year	Uses	Source
2014	GLORIA CHACON	Cole Information
2010	BENJAMIN SANABRIA	Cole Information

8235 PEBBLE CREEK DR

Year	Uses	Source
2017	STEPHANIE MOORE	Cole Information
2014	STEPHANIE MOORE	Cole Information
2010	BRIAN NORTHEY	Cole Information

8240 PEBBLE CREEK DR

Year	Uses	Source
2020	GIOK TIO	EDR Digital Archive
2017	DAVID BINTORO	Cole Information
2014	DAVID BINTORO	Cole Information
2010	GIOK TIO	Cole Information

8243 PEBBLE CREEK DR

Year	Uses	Source
2017	MATTHEW WEBER	Cole Information
2014	MATTHEW WEBER	Cole Information
2010	MATTHEW WEBER	Cole Information

8248 PEBBLE CREEK DR

Year	Uses	Source
2020	JASON ARDERY	EDR Digital Archive
	LYNN ARDERY	EDR Digital Archive
	JENNIFER ARDERY	EDR Digital Archive
2017	JASON ARDERY	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	JASON ARDERY	Cole Information

8251 PEBBLE CREEK DR

Year	Uses	Source
2020	KEVIN SAYAVONG	EDR Digital Archive
	DAICY SAYAVONG	EDR Digital Archive
2017	KEVIN SAYAVONG	Cole Information

Year	Uses	Source
2014	KEVIN TOULY	Cole Information
2010	JAMES AFFINITO	Cole Information

8259 PEBBLE CREEK DR

Year	Uses	Source
2020	RENE MOJARRO	EDR Digital Archive
	CHRISTINA MOJARRO	EDR Digital Archive
2017	RENE MOJARRO	Cole Information
2014	RENE MOJARRO	Cole Information
2010	JULIO DIAZ	Cole Information

8264 PEBBLE CREEK DR

Year	Uses	Source
2020	CURTIS WALTER	EDR Digital Archive
2017	MICHAEL MOORE	Cole Information
2014	MICHAEL MOORE	Cole Information
2010	MICHAEL MOORE	Cole Information

8267 PEBBLE CREEK DR

Year	Uses	Source
2020	AMBER HORN	EDR Digital Archive
	JASON HORN	EDR Digital Archive
2017	JASON HORN	Cole Information
2014	JASON HORN	Cole Information
2010	JASON HORN	Cole Information

8272 PEBBLE CREEK DR

Year	Uses	Source
2020	ANA NAVARRO	EDR Digital Archive
	MICHAEL NAVARRO	EDR Digital Archive
2017	MICHAEL NAVARRO	Cole Information
2014	MICHAEL NAVARRO	Cole Information
2010	MICHAEL NAVARRO	Cole Information

8275 PEBBLE CREEK DR

Year	Uses	Source
2020	RAMONA HERNANDEZ	EDR Digital Archive
	MARC SCOUTEN	EDR Digital Archive
	GEMA ROSALES	EDR Digital Archive
	PAULA HERNANDEZ	EDR Digital Archive
2017	PAULA HERNANDEZ	Cole Information
2014	MARC SCOUTEN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8280 PEBBLE CREEK DR

Year	Uses	Source
2020	ERIC PIMENTEL	EDR Digital Archive
2017	BRIAN BROWNE	Cole Information
2014	BRIAN BROWNE	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

PINTAIL LOOP

14204 PINTAIL LOOP

Year	Uses	Source
2020	WILLIE NELSON	EDR Digital Archive
	RYAN NELSON	EDR Digital Archive
	CAROL NELSON	EDR Digital Archive
2014	MATIUS ISKANDAR	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14205 PINTAIL LOOP

Year	Uses	Source
2020	MALY HORN	EDR Digital Archive
	BILLY SAO	EDR Digital Archive
2017	BILLY SAO	Cole Information
2014	BILLY SAO	Cole Information
2010	KEO HORN	Cole Information

FINDINGS

14210 PINTAIL LOOP

Year	Uses	Source
2020	ACCAMMA PANAMPARAMBIL	EDR Digital Archive
	MATHEW CHERTAN	EDR Digital Archive
2010	STANDARD PACIFIC HOMES	Cole Information

14211 PINTAIL LOOP

Year	Uses	Source
2020	HENRY FU	EDR Digital Archive
	YU SU	EDR Digital Archive

14216 PINTAIL LOOP

Year	Uses	Source
2020	RYAN LASTRA	EDR Digital Archive
	CASSANDRA LASTRA	EDR Digital Archive
2017	RYAN LASTRA	Cole Information
2014	RYAN LASTRA	Cole Information
2010	RYAN LASTRA	Cole Information

14217 PINTAIL LOOP

Year	Uses	Source
2020	LEO SHAW	EDR Digital Archive
	JESSE SHAW	EDR Digital Archive
2014	GARY SHAW	Cole Information
2010	GARY SHAW	Cole Information

14222 PINTAIL LOOP

Year	Uses	Source
2020	T DANG	EDR Digital Archive
	HANH DANG	EDR Digital Archive
	VI DANG	EDR Digital Archive
2017	THI DANG	Cole Information
2014	THI DANG	Cole Information
2010	HANH DANG	Cole Information

14223 PINTAIL LOOP

Year	Uses	Source
2020	JAIME MARTINEZ	EDR Digital Archive
2017	JAIME MARTINEZ	Cole Information
2014	GUADALUPE CASTILLO	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14228 PINTAIL LOOP

Year	Uses	Source
2020	VENITA GONZALES	EDR Digital Archive
	LOUIS GONZALES	EDR Digital Archive
	ANDREW GONZALES	EDR Digital Archive
	RAMONA GONZALES	EDR Digital Archive
2017	LOUIS GONZALES	Cole Information
2014	LOUIS GONZALES	Cole Information
2010	LOUIS GONZALES	Cole Information

14229 PINTAIL LOOP

Year	Uses	Source
2020	YING XIA	EDR Digital Archive
2017	JOSEPH VALERI	Cole Information
2014	SUNG KIM	Cole Information
2010	SUNG KIM	Cole Information

RIVER BLUFFS LN

8042 RIVER BLUFFS LN

Year	Uses	Source
2020	CUAUHTEMOC CAMPOS	EDR Digital Archive
	LUKE CAMPOS	EDR Digital Archive
	GABRIEL CAMPOS	EDR Digital Archive
	ELVIA CAMPOS	EDR Digital Archive
2017	GABRIEL CAMPOS	Cole Information
2014	GUILLERMINA CAMPOS	Cole Information
2010	GABRIEL CAMPOS	Cole Information

8049 RIVER BLUFFS LN

Year	Uses	Source
2020	MODESTA GBEMUDU	EDR Digital Archive
	LIBO GONG	EDR Digital Archive
2017	ANTON AGGERS	Cole Information
2014	ANSLEM GBEMUDU	Cole Information
2010	BERNARD BABALOLA	Cole Information

8052 RIVER BLUFFS LN

Year	Uses	Source
2014	ERIC RUSTAD	Cole Information
2010	ERIC RUSTAD	Cole Information

8062 RIVER BLUFFS LN

Year	Uses	Source
2020	KUAN CHEN	EDR Digital Archive
	CHEN CHENG	EDR Digital Archive
2017	BENSON TU	Cole Information
2014	H BENSON	Cole Information
2010	JOHN BARONA	Cole Information

8069 RIVER BLUFFS LN

Year	Uses	Source
2020	LAURA WACHSMAN	EDR Digital Archive
2017	DAMON SHUFFER	Cole Information
2014	LAURA WACHSMAN	Cole Information
2010	DAMON SHUFFER	Cole Information

8072 RIVER BLUFFS LN

Year	Uses	Source
2020	MAHMOOD MOHAMMED	EDR Digital Archive
	MOHAMMED KHAN	EDR Digital Archive
	FAREES KHAN	EDR Digital Archive
	AMATUL KHAN	EDR Digital Archive
2017	MOHAMMED KHAN	Cole Information
2014	MAHMOOD MOHAMMED	Cole Information

Year	Uses	Source
2010	OCCUPANT UNKNOWN	Cole Information

8082 RIVER BLUFFS LN

Year	Uses	Source
2020	MARIE AHN	EDR Digital Archive
	JOOREE AHN	EDR Digital Archive
	JASON AHN	EDR Digital Archive
2017	JASON AHN	Cole Information
2014	JASON AHN	Cole Information
2010	MARIE AHN	Cole Information

8092 RIVER BLUFFS LN

Year	Uses	Source
2017	ALPHONSUS WATSON	Cole Information
2014	FARZANA MOJADDIDI	Cole Information
2010	LUIS UZATEGUI	Cole Information

8112 RIVER BLUFFS LN

Year	Uses	Source
2020	VALERIE MILLER	EDR Digital Archive
	LALAINE VILLA	EDR Digital Archive
	MICHAEL MILLER	EDR Digital Archive
	FREDERICK VILLA	EDR Digital Archive
	NOEL BRODETH	EDR Digital Archive
2017	FREDERICK VILLA	Cole Information
2014	MMS MILLER MACHINERY SALES	Cole Information
	MICHAEL MILLER	Cole Information
2010	MMS MILLER MACHINERY SALES	Cole Information
	MICHAEL MILLER	Cole Information

8122 RIVER BLUFFS LN

Year	Uses	Source
2020	MYONG KIM	EDR Digital Archive
	ANTONY HYUN	EDR Digital Archive
	ANTONY KIM	EDR Digital Archive

Year	Uses	Source
2020	YOUNJI KIM	EDR Digital Archive
	BYOUNG KIM	EDR Digital Archive
2017	ANTONY KIM	Cole Information
2014	BYOUNG KIM	Cole Information
2010	ANTONY KIM	Cole Information

8132 RIVER BLUFFS LN

Year	Uses	Source
2010	DIAZ PABLO	Cole Information

8142 RIVER BLUFFS LN

Year	Uses	Source
2020	SHAWN HOUNG	EDR Digital Archive
	CLEO HOUNG	EDR Digital Archive
	WILLIAM HOUNG	EDR Digital Archive
2017	WILLIAM HOUNG	Cole Information
2014	WILLIAM HOUNG	Cole Information
2010	JESUS ARREDONDO	Cole Information

8152 RIVER BLUFFS LN

Year	Uses	Source
2020	JIAYING QIAN	EDR Digital Archive
	PATRICK RAMSEY	EDR Digital Archive
	CYNTHIA RAMSEY	EDR Digital Archive
2017	PATRICK RAMSEY	Cole Information
2014	PW RAMSEY	Cole Information
2010	OCTAVIO CABADAS	Cole Information

8162 RIVER BLUFFS LN

Year	Uses	Source
2020	ERWIN TESCHER	EDR Digital Archive
	JITTAUN TESCHER	EDR Digital Archive
2017	ERWIN TESCHER	Cole Information
2014	ERWIN TESCHER	Cole Information
2010	ERWIN TESCHER	Cole Information

8172 RIVER BLUFFS LN

Year	Uses	Source
2020	JIAYING QIAN	EDR Digital Archive
	LIHONG QIAN	EDR Digital Archive
	TANZHEN SUN	EDR Digital Archive
2017	LIHONG QIAN	Cole Information
2014	XIAOZHENG TANG	Cole Information
2010	TANZHEN SUN	Cole Information

8182 RIVER BLUFFS LN

Year	Uses	Source
2020	ARIF KHAN	EDR Digital Archive
2014	OCCUPANT UNKNOWN	Cole Information
2010	POPATLAL GHELANI	Cole Information

ROLLING STREAM PL

14207 ROLLING STREAM PL

Year	Uses	Source
2020	JOSE DURAN	EDR Digital Archive
	ALFONSO VARELA	EDR Digital Archive
	MICHELLE DURAN	EDR Digital Archive
2017	JOSE DURAN	Cole Information
2014	THUAN HOANG	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14212 ROLLING STREAM PL

Year	Uses	Source
2020	AILEEN MALVAEZ	EDR Digital Archive
	LIZBET CAMPOS	EDR Digital Archive
	LANGIT VALDEZ	EDR Digital Archive
	NICK VALDEZ	EDR Digital Archive
2017	NICK VALDEZ	Cole Information
2014	NICK VALDEZ	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

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14215 ROLLING STREAM PL

Year	Uses	Source
2020	THERESE PARILLA	EDR Digital Archive
	SEAN PARILLA	EDR Digital Archive
	CASSIE PARILLA	EDR Digital Archive
2014	OCCUPANT UNKNOWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14220 ROLLING STREAM PL

Year	Uses	Source
2020	DENISE LIND	EDR Digital Archive
	LISA LIND	EDR Digital Archive
	DAVID LIND	EDR Digital Archive
2017	DAVID LIND	Cole Information
2014	DAVID LIND	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14223 ROLLING STREAM PL

Year	Uses	Source
2020	TONGSOP CHON	EDR Digital Archive
	IN CHON	EDR Digital Archive
	CAROL CHON	EDR Digital Archive
	INHUI CHON	EDR Digital Archive
	NICHOLAS CHON	EDR Digital Archive
2017	CHARLES GERO	Cole Information
2014	CHARLES GERO	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14228 ROLLING STREAM PL

Year	Uses	Source
2020	SEIN LWIN	EDR Digital Archive
	VERONICA WOO	EDR Digital Archive
2017	VERONICA WOO	Cole Information
2014	VERONICA WOO	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

FINDINGS

14231 ROLLING STREAM PL

Year	Uses	Source
2020	TIAN NING	EDR Digital Archive
2017	RICHARD RAMOS	Cole Information
2014	ALFONSO RODRIGUEZ	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14236 ROLLING STREAM PL

Year	Uses	Source
2020	BRIAN PAPEZ	EDR Digital Archive
2017	BRIAN PAPEZ	Cole Information
2014	BRIAN PAPEZ	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14252 ROLLING STREAM PL

Year	Uses	Source
2020	JOHNATHAN BROWN	EDR Digital Archive
	MADDISON BROWN	EDR Digital Archive
	KRISTEN BROWN	EDR Digital Archive
2017	KRISTEN BROWN	Cole Information
2014	JOHNATHAN BROWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14263 ROLLING STREAM PL

Year	Uses	Source
2020	ALEGRE WELLNESS	EDR Digital Archive
	MARIA ALEGRE	EDR Digital Archive
	ANTHONY ALEGRE	EDR Digital Archive
2017	ANTHONY ALEGRE	Cole Information
2014	ANTHONY ALEGRE	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14271 ROLLING STREAM PL

Year	Uses	Source
2020	SEAN IRWIN	EDR Digital Archive
2014	VICTORIA IRWIN	Cole Information

Year	Uses	Source
2010	OCCUPANT UNKNOWN	Cole Information

14279 ROLLING STREAM PL

Year	Uses	Source
2020	MICHAEL MAYS	EDR Digital Archive
	MARTHA MAYS	EDR Digital Archive
2017	MICHAEL MAYS	Cole Information
2014	MICHAEL MAYS	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14295 ROLLING STREAM PL

Year	Uses	Source
2020	KENNY HSU	EDR Digital Archive
2014	OCCUPANT UNKNOWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14303 ROLLING STREAM PL

Year	Uses	Source
2020	FRANKLIN LEE	EDR Digital Archive
2017	FRANKLIN LEE	Cole Information
2014	FRANKLIN LEE	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14311 ROLLING STREAM PL

Year	Uses	Source
2020	JARED DANG	EDR Digital Archive
	RALPH NAVAL	EDR Digital Archive
2017	RALPH NAVAL	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

SHADY CREEK CIR

14222 SHADY CREEK CIR

Year	Uses	Source
2020	KAREN CARDOZA	EDR Digital Archive
	PATRICK CARDOZA	EDR Digital Archive

Year	Uses	Source
2014	ERIC PETTINGER	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14230 SHADY CREEK CIR

Year	Uses	Source
2020	ANTONIO FRUSTACI	EDR Digital Archive
	EILEEN FRUSTACI	EDR Digital Archive
	STEPHANIE FRUSTACI	EDR Digital Archive
2017	ANTONIO FRUSTACI	Cole Information
2014	ANTONIO FRUSTACI	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14233 SHADY CREEK CIR

Year	Uses	Source
2020	VERONICA PULLEY	EDR Digital Archive
2017	WARREN PULLEY	Cole Information
2014	WARREN PULLEY	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14238 SHADY CREEK CIR

Year	Uses	Source
2020	DONALD WARDEN	EDR Digital Archive
	CARLOS RODRIGUEZ	EDR Digital Archive
	COLLEEN WARDEN	EDR Digital Archive
	MELISSA RODRIGUEZ	EDR Digital Archive
2014	DONALD WARDEN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14241 SHADY CREEK CIR

Year	Uses	Source
2020	BHAVANA MAVANI	EDR Digital Archive
	BHUPENDRA MAVANI	EDR Digital Archive
2017	BHUPENDRA MAVANI	Cole Information
2014	BHUPENDRA MAVANI	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

SLATE CREEK RD

8054 SLATE CREEK RD

Year	Uses	Source
2020	VIRGINIA BARNES	EDR Digital Archive
	CRISTINA JACQUEZ	EDR Digital Archive
	MARGARITO JACQUEZ	EDR Digital Archive
	GWENDOLYN JONES	EDR Digital Archive
2017	MARGARITO JACQUEZ	Cole Information
2014	GWENDOLYN JONES	Cole Information
2010	MICHAEL STEWART	Cole Information

8064 SLATE CREEK RD

Year	Uses	Source
2020	MU ZHANG	EDR Digital Archive
	WEN CHOU	EDR Digital Archive
	EDWARD CHOU	EDR Digital Archive
2017	PHYLISSIA SMITH	Cole Information
2014	EDWARD CHOU	Cole Information
2010	EDWARD CHOU	Cole Information

8074 SLATE CREEK RD

Year	Uses	Source
2014	OCCUPANT UNKNOWN	Cole Information
2010	JASON LAUGHLIN	Cole Information

8084 SLATE CREEK RD

Year	Uses	Source
2020	CHIN WEI	EDR Digital Archive
	SUNG WEI	EDR Digital Archive
2017	CHIN WEI	Cole Information
2014	DEREK PALMER	Cole Information
2010	CHIN WEI	Cole Information

FINDINGS

8094 SLATE CREEK RD

Year	Uses	Source
2020	BINBIN ZHANG	EDR Digital Archive
	ROBERT PERKOVIC	EDR Digital Archive
	MANGMANG GONG	EDR Digital Archive
2017	ROBERT PERKOVIC	Cole Information
2014	LARRY THOMPSON	Cole Information
2010	LARRY THOMPSON	Cole Information

8104 SLATE CREEK RD

Year	Uses	Source
2020	WILSON CUEVA	EDR Digital Archive
	ENEDINA GILES	EDR Digital Archive
	SAMUEL NAJERA	EDR Digital Archive
	ROCIO CUEVA	EDR Digital Archive
	MOISES GILES	EDR Digital Archive
	MARISSA HARRADINE	EDR Digital Archive
	MARICELA NAJERA	EDR Digital Archive
	MARICELA CABRERA	EDR Digital Archive
2017	MARICELA CABRERA	Cole Information
2014	ENEDINA GILES	Cole Information
2010	ENEDINA GILES	Cole Information

8114 SLATE CREEK RD

Year	Uses	Source
2020	RYDEK COMPUTER PROFESSION	EDR Digital Archive
	RYAN TELLO	EDR Digital Archive
2017	RYDEK COMPUTER PROFESSION	Cole Information
	RYAN TELLO	Cole Information
2014	RYDEK COMPUTER PROFESSION	Cole Information
	RYAN TELLO	Cole Information
2010	RYDEK COMPUTER PROFESSION	Cole Information
	RYAN TELLO	Cole Information

FINDINGS

SUNNY BROOK LN

14220 SUNNY BROOK LN

Year	Uses	Source
2020	ERBIE PHILLIPS	EDR Digital Archive
	JENNIFER PHILLIPS	EDR Digital Archive
2017	JENNIFER PHILLIPS	Cole Information
2014	ERBIE PHILLIPS	Cole Information
2010	ERBIE PHILLIPS	Cole Information

14232 SUNNY BROOK LN

Year	Uses	Source
2020	LING WANG	EDR Digital Archive
	JIANXUN GAO	EDR Digital Archive
2017	CARTER RUGG	Cole Information
2014	PAUL RICHARDS	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14244 SUNNY BROOK LN

Year	Uses	Source
2020	GLENN DAUNCH	EDR Digital Archive
	WENDY YANG	EDR Digital Archive
2017	BREANNE LUNDY	Cole Information
2014	BREANNE LUNDY	Cole Information
2010	CHAU LAY	Cole Information

14256 SUNNY BROOK LN

Year	Uses	Source
2020	TANIA FRANCO	EDR Digital Archive
	PATRICIA FRANCO	EDR Digital Archive
	ALFRED FRANCO	EDR Digital Archive
2017	ALFRED FRANCO	Cole Information
2014	ALFRED FRANCO	Cole Information
2010	ALFRED FRANCO	Cole Information

FINDINGS

14268 SUNNY BROOK LN

Year	Uses	Source
2020	CECE DAVIS	EDR Digital Archive
	TYLER DAVIS	EDR Digital Archive
	CECILIA DAVIS	EDR Digital Archive
	CAROLINE DAVIS	EDR Digital Archive
	JOHN DAVIS	EDR Digital Archive
2017	JOHN DAVIS	Cole Information
2014	CECE DAVIS	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14280 SUNNY BROOK LN

Year	Uses	Source
2020	MARTIN LEWIS	EDR Digital Archive
	LAURA LEWIS	EDR Digital Archive
2017	CARL GOINS	Cole Information
2014	ANTHONY CERRUTO	Cole Information
2010	C LEE	Cole Information

14292 SUNNY BROOK LN

Year	Uses	Source
2020	EVANGELINA BARRERA	EDR Digital Archive
	ANTHONY GARCIA	EDR Digital Archive
	LESLY BARRERA	EDR Digital Archive
2017	ANTHONY GARICA	Cole Information
2014	ANTHONY GARICA	Cole Information
2010	ANTHONY GARICA	Cole Information

14310 SUNNY BROOK LN

Year	Uses	Source
2020	RODNEY ABEREGG	EDR Digital Archive
2017	RODNEY ABEREGG	Cole Information
2014	RODNEY ABEREGG	Cole Information
2010	RODNEY ABEREGG	Cole Information

14322 SUNNY BROOK LN

Year	Uses	Source
2020	ANJALI DESAI	EDR Digital Archive
	PINAK DESAI	EDR Digital Archive
2017	PINAK DESAI	Cole Information
2014	ANJALI BRAHMBHATT	Cole Information
2010	WILLIAM NGUYEN	Cole Information

14334 SUNNY BROOK LN

Year	Uses	Source
2020	FRANK AVILA	EDR Digital Archive
	MARTHA AVILA	EDR Digital Archive
2017	FRANK AVILA	Cole Information
2014	FRANK AVILA	Cole Information
2010	FRANK AVILA	Cole Information

14346 SUNNY BROOK LN

Year	Uses	Source
2020	SCOTT TROSPER	EDR Digital Archive
	CYNTHIA TROSPER	EDR Digital Archive
2017	SCOTT TROSPER	Cole Information
2014	SCOTT TROSPER	Cole Information
2010	SCOTT TROSPER	Cole Information

WISMAN DR

14251 WISMAN DR

Year	Uses	Source
2020	JASVANTLAL PATEL	EDR Digital Archive
	MAULESH PATEL	EDR Digital Archive
	SHILPA PATEL	EDR Digital Archive
2017	MAULESH PATEL	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	MAULESH PATEL	Cole Information

FINDINGS

14254 WISMAN DR

Year	Uses	Source
2020	KIM RILEY	EDR Digital Archive
	ANGELA RILEY	EDR Digital Archive
	STEPHEN RILEY	EDR Digital Archive
	MYA RILEY	EDR Digital Archive
	PAUL BONG	EDR Digital Archive
	MELISSA RILEY	EDR Digital Archive
2017	PAUL BONG	Cole Information
2014	PAUL BONG	Cole Information
2010	PAUL BONG	Cole Information

14263 WISMAN DR

Year	Uses	Source
2020	CLAUDIO HERNANDEZ	EDR Digital Archive
	ESTER HERNANDEZ	EDR Digital Archive
	ADRIANA HERNANDEZ	EDR Digital Archive
	JULIA HERNANDEZ	EDR Digital Archive
	ALVARO NAVARRO	EDR Digital Archive
	GENESIS NAVARRO	EDR Digital Archive
	CLAUDIA NAVARRO	EDR Digital Archive
2017	ALVARO NAVARRO	Cole Information
2014	ALVARO NAVARRO	Cole Information
2010	ALVARO NAVARRO	Cole Information

14266 WISMAN DR

Year	Uses	Source
2020	HETAL PATEL	EDR Digital Archive
	TAPAN PATEL	EDR Digital Archive
2017	TAPAN PATEL	Cole Information
2014	TAPAN PATEL	Cole Information
2010	TAPAN PATEL	Cole Information

14275 WISMAN DR

Year	Uses	Source
2020	MICHAEL LEINEN	EDR Digital Archive
	RAE LEINEN	EDR Digital Archive
2017	MICHAEL LEINEN	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	MICHAEL LEINEN	Cole Information

14278 WISMAN DR

Year	Uses	Source
2020	RAPHAEL RODRIGUEZ	EDR Digital Archive
2010	RAUL RODRIGUEZ	Cole Information

14287 WISMAN DR

Year	Uses	Source
2020	NINA GARCIA	EDR Digital Archive
	ERNESTO GARCIA	EDR Digital Archive
2017	ERNESTO GARCIA	Cole Information
2014	ERNESTO GARCIA	Cole Information
2010	ERNESTO GARCIA	Cole Information

14299 WISMAN DR

Year	Uses	Source
2020	GENALYN OCHAVA	EDR Digital Archive
	CHRISTOPHER OCHAVA	EDR Digital Archive
2017	CHRISTOPHER OCHAVA	Cole Information
2014	CHRISTOPHER OCHAVA	Cole Information
2010	CHRISTOPHER OCHAVA	Cole Information

14302 WISMAN DR

Year	Uses	Source
2020	TOMAS MOYOTL	EDR Digital Archive
	VERONICA GUEVARA	EDR Digital Archive
2017	VERONICA GUEVARA	Cole Information
2014	MINOR CORDOBA	Cole Information
2010	MARTIN GUEVARA	Cole Information

14311 WISMAN DR

Year	Uses	Source
2020	ERIC MARRUFO	EDR Digital Archive
2017	DEVIN MCCLURE	Cole Information
2014	DEVIN MCCLURE	Cole Information
2010	SARAH LEMELLE	Cole Information

14314 WISMAN DR

Year	Uses	Source
2020	DRUCE KWOK	EDR Digital Archive
2017	DRUCE KWOK	Cole Information
2014	DRUCE KWOK	Cole Information
2010	DRUCE KWOK	Cole Information

14323 WISMAN DR

Year	Uses	Source
2020	JENNIFER CUNNINGHAM	EDR Digital Archive
	WILLIAM CUNNINGHAM	EDR Digital Archive
2017	WILLIAM CUNNINGHAM	Cole Information
2014	WILLIAM CUNNINGHAM	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14326 WISMAN DR

Year	Uses	Source
2020	LINDA SPENCER	EDR Digital Archive
	GRANT SPENCER	EDR Digital Archive
2017	GRANT SPENCER	Cole Information
2014	GRANT SPENCER	Cole Information
2010	GRANT SPENCER	Cole Information

14335 WISMAN DR

Year	Uses	Source
2020	MICHAEL GABRIEL	EDR Digital Archive
	KARINA GABRIEL	EDR Digital Archive
2017	MICHAEL GABRIEL	Cole Information
2014	MICHAEL GABRIEL	Cole Information

Year	Uses	Source
2010	OCCUPANT UNKNOWN	Cole Information

14338 WISMAN DR

Year	Uses	Source
2020	NIKKI KERWIN	EDR Digital Archive
	JOSHUA KERWIN	EDR Digital Archive
2017	MATTHEW ADAMS	Cole Information
2014	NIKKI ADAMS	Cole Information
2010	JASON BLACK	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
14135 AUTUMN CREEK CT	2020, 2017, 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
14135 AUTUMN CREEK 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
14135 AUTUMN CREEK CT	2020, 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
14135 AUTUMN CREEK CT	2020, 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
14137 CRYSTAL POOL CT	2020, 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
14137 CRYSTAL POOL CT	2020, 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
14137 CRYSTAL POOL 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
14137 CRYSTAL POOL CT	2020, 2017, 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
14138 AUTUMN CREEK CT	2020, 2017, 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
14138 AUTUMN CREEK 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
14138 AUTUMN CREEK CT	2020, 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
14138 AUTUMN CREEK CT	2020, 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
14140 CRYSTAL POOL CT	2020, 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
14140 CRYSTAL POOL CT	2020, 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
14140 CRYSTAL POOL 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
14140 CRYSTAL POOL CT	2020, 2017, 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
14145 AUTUMN CREEK CT	2020, 2017, 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
14145 AUTUMN CREEK 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
14145 AUTUMN CREEK CT	2020, 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
14147 CRYSTAL POOL CT	2020, 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
14147 CRYSTAL POOL 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
14147 CRYSTAL POOL CT	2020, 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
14147 CRYSTAL POOL CT	2020, 2017, 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
14148 AUTUMN CREEK CT	2020, 2017, 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
14148 AUTUMN CREEK CT	2020, 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
14148 AUTUMN CREEK CT	2020, 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
14150 CRYSTAL POOL CT	2020, 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
14150 CRYSTAL POOL CT	2020, 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
14150 CRYSTAL POOL 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
14150 CRYSTAL POOL CT	2020, 2017, 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

FINDINGS

Address Researched	Address Not Identified in Research Source
14153 CREEK SAND 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
14153 CREEK SAND CT	2020, 2017, 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
14153 CREEK SAND CT	2020, 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
14153 CREEK SAND CT	2020, 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
14155 AUTUMN CREEK CT	2020, 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
14155 AUTUMN CREEK CT	2020, 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
14155 AUTUMN CREEK 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
14155 AUTUMN CREEK CT	2020, 2017, 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
14156 CREEK SAND 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
14156 CREEK SAND CT	2020, 2017, 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
14156 CREEK SAND CT	2020, 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
14156 CREEK SAND CT	2020, 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
14157 CRYSTAL POOL CT	2020, 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
14157 CRYSTAL POOL CT	2020, 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
14157 CRYSTAL POOL CT	2020, 2017, 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
14158 AUTUMN CREEK CT	2020, 2017, 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

FINDINGS

Address Researched	Address Not Identified in Research Source
14158 AUTUMN CREEK CT	2020, 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
14158 AUTUMN CREEK 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
14158 AUTUMN CREEK CT	2020, 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
14160 CRYSTAL POOL CT	2020, 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
14160 CRYSTAL POOL 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
14160 CRYSTAL POOL CT	2020, 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
14160 CRYSTAL POOL CT	2020, 2017, 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
14165 AUTUMN CREEK CT	2020, 2017, 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
14165 AUTUMN CREEK 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
14165 AUTUMN CREEK CT	2020, 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
14166 CREEK SAND CT	2020, 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
14166 CREEK SAND CT	2020, 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
14166 CREEK SAND 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
14166 CREEK SAND CT	2020, 2017, 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
14173 CREEK SAND CT	2020, 2017, 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
14173 CREEK SAND 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

FINDINGS

Address Researched	Address Not Identified in Research Source
14173 CREEK SAND CT	2020, 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
14173 CREEK SAND CT	2020, 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
14175 AUTUMN CREEK CT	2020, 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
14175 AUTUMN CREEK CT	2020, 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
14175 AUTUMN CREEK 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
14175 AUTUMN CREEK CT	2020, 2017, 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
14176 CREEK SAND CT	2020, 2017, 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
14176 CREEK SAND CT	2020, 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
14176 CREEK SAND CT	2020, 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
14178 AUTUMN CREEK CT	2020, 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
14178 AUTUMN CREEK CT	2020, 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
14178 AUTUMN CREEK 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
14178 AUTUMN CREEK CT	2020, 2017, 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
14183 CREEK SAND 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
14183 CREEK SAND CT	2020, 2017, 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
14183 CREEK SAND CT	2020, 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
14183 CREEK SAND CT	2020, 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
14185 AUTUMN CREEK CT	2020, 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
14185 AUTUMN CREEK CT	2020, 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
14185 AUTUMN CREEK 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
14185 AUTUMN CREEK CT	2020, 2017, 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
14193 CREEK SAND 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
14193 CREEK SAND CT	2020, 2017, 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
14193 CREEK SAND CT	2020, 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
14193 CREEK SAND CT	2020, 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
14195 AUTUMN CREEK CT	2020, 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
14195 AUTUMN CREEK CT	2020, 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
14195 AUTUMN CREEK 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
14195 AUTUMN CREEK CT	2020, 2017, 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
14196 CREEK SAND 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
14196 CREEK SAND CT	2020, 2017, 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
14196 CREEK SAND CT	2020, 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
14196 CREEK SAND CT	2020, 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
14198 AUTUMN CREEK CT	2020, 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
14198 AUTUMN CREEK CT	2020, 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
14198 AUTUMN CREEK 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
14198 AUTUMN CREEK CT	2020, 2017, 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
14204 PINTAIL LOOP	2020, 2017, 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
14204 PINTAIL LOOP	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
14204 PINTAIL LOOP	2020, 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
14205 PINTAIL LOOP	2020, 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
14205 PINTAIL LOOP	2020, 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
14205 PINTAIL LOOP	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
14205 PINTAIL LOOP	2020, 2017, 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
14207 ROLLING STREAM PL	2020, 2017, 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
14207 ROLLING STREAM PL	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
14207 ROLLING STREAM PL	2020, 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
14207 ROLLING STREAM PL	2020, 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

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Address Researched	Address Not Identified in Research Source
14209 GOOSE ST	2020, 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
14209 GOOSE ST	2020, 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
14209 GOOSE ST	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
14209 GOOSE ST	2020, 2017, 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
14210 PINTAIL LOOP	2020, 2017, 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
14210 PINTAIL LOOP	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
14211 PINTAIL LOOP	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
14212 ROLLING STREAM PL	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
14212 ROLLING STREAM PL	2020, 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
14212 ROLLING STREAM PL	2020, 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
14212 ROLLING STREAM PL	2020, 2017, 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
14215 ROLLING STREAM PL	2020, 2017, 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
14215 ROLLING STREAM PL	2020, 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
14215 ROLLING STREAM PL	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
14216 PINTAIL LOOP	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
14216 PINTAIL LOOP	2020, 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

FINDINGS

Address Researched	Address Not Identified in Research Source
14216 PINTAIL LOOP	2020, 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
14216 PINTAIL LOOP	2020, 2017, 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
14217 GOOSE ST	2020, 2017, 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
14217 GOOSE ST	2020, 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
14217 GOOSE ST	2020, 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
14217 GOOSE ST	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
14217 PINTAIL LOOP	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
14217 PINTAIL LOOP	2020, 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
14217 PINTAIL LOOP	2020, 2017, 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
14220 ROLLING STREAM PL	2020, 2017, 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
14220 ROLLING STREAM PL	2020, 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
14220 ROLLING STREAM PL	2020, 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
14220 ROLLING STREAM PL	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
14220 SUNNY BROOK LN	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
14220 SUNNY BROOK LN	2020, 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
14220 SUNNY BROOK LN	2020, 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

FINDINGS

Address Researched	Address Not Identified in Research Source
14220 SUNNY BROOK LN	2020, 2017, 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
14222 PINTAIL LOOP	2020, 2017, 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
14222 PINTAIL LOOP	2020, 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
14222 PINTAIL LOOP	2020, 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
14222 PINTAIL LOOP	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
14222 SHADY CREEK CIR	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
14222 SHADY CREEK CIR	2020, 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
14222 SHADY CREEK CIR	2020, 2017, 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
14223 PINTAIL LOOP	2020, 2017, 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
14223 PINTAIL LOOP	2020, 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
14223 PINTAIL LOOP	2020, 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
14223 PINTAIL LOOP	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
14223 ROLLING STREAM PL	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
14223 ROLLING STREAM PL	2020, 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
14223 ROLLING STREAM PL	2020, 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
14223 ROLLING STREAM PL	2020, 2017, 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

FINDINGS

Address Researched	Address Not Identified in Research Source
14225 GOOSE ST	2020, 2017, 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
14225 GOOSE ST	2020, 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
14225 GOOSE ST	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
14228 PINTAIL LOOP	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
14228 PINTAIL LOOP	2020, 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
14228 PINTAIL LOOP	2020, 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
14228 PINTAIL LOOP	2020, 2017, 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
14228 ROLLING STREAM PL	2020, 2017, 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
14228 ROLLING STREAM PL	2020, 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
14228 ROLLING STREAM PL	2020, 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
14228 ROLLING STREAM PL	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
14229 PINTAIL LOOP	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
14229 PINTAIL LOOP	2020, 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
14229 PINTAIL LOOP	2020, 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
14229 PINTAIL LOOP	2020, 2017, 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
14230 SHADY CREEK CIR	2020, 2017, 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

FINDINGS

Address Researched	Address Not Identified in Research Source
14230 SHADY CREEK CIR	2020, 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
14230 SHADY CREEK CIR	2020, 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
14230 SHADY CREEK CIR	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
14231 ROLLING STREAM PL	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
14231 ROLLING STREAM PL	2020, 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
14231 ROLLING STREAM PL	2020, 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
14231 ROLLING STREAM PL	2020, 2017, 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
14232 SUNNY BROOK LN	2020, 2017, 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
14232 SUNNY BROOK LN	2020, 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
14232 SUNNY BROOK LN	2020, 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
14232 SUNNY BROOK LN	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
14233 GOOSE ST	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
14233 GOOSE ST	2020, 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
14233 GOOSE ST	2020, 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
14233 GOOSE ST	2020, 2017, 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
14233 SHADY CREEK CIR	2020, 2017, 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

FINDINGS

Address Researched	Address Not Identified in Research Source
14233 SHADY CREEK CIR	2020, 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
14233 SHADY CREEK CIR	2020, 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
14233 SHADY CREEK CIR	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
14236 ROLLING STREAM PL	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
14236 ROLLING STREAM PL	2020, 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
14236 ROLLING STREAM PL	2020, 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
14236 ROLLING STREAM PL	2020, 2017, 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
14238 SHADY CREEK CIR	2020, 2017, 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
14238 SHADY CREEK CIR	2020, 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
14238 SHADY CREEK CIR	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
14241 GOOSE ST	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
14241 GOOSE ST	2020, 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
14241 GOOSE ST	2020, 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
14241 GOOSE ST	2020, 2017, 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
14241 SHADY CREEK CIR	2020, 2017, 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
14241 SHADY CREEK CIR	2020, 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
14241 SHADY CREEK CIR	2020, 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
14241 SHADY CREEK CIR	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
14244 SUNNY BROOK LN	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
14244 SUNNY BROOK LN	2020, 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
14244 SUNNY BROOK LN	2020, 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
14244 SUNNY BROOK LN	2020, 2017, 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
14246 GOOSE ST	2020, 2017, 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
14246 GOOSE ST	2020, 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
14246 GOOSE ST	2020, 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
14246 GOOSE ST	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
14249 GOOSE ST	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
14249 GOOSE ST	2020, 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
14249 GOOSE ST	2020, 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
14249 GOOSE ST	2020, 2017, 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
14251 WISMAN DR	2020, 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
14251 WISMAN DR	2020, 2017, 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

FINDINGS

Address Researched	Address Not Identified in Research Source
14251 WISMAN DR	2020, 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
14251 WISMAN DR	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
14252 ROLLING STREAM PL	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
14252 ROLLING STREAM PL	2020, 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
14252 ROLLING STREAM PL	2020, 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
14252 ROLLING STREAM PL	2020, 2017, 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
14254 GOOSE ST	2020, 2017, 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
14254 GOOSE ST	2020, 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
14254 GOOSE ST	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
14254 WISMAN DR	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
14254 WISMAN DR	2020, 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
14254 WISMAN DR	2020, 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
14254 WISMAN DR	2020, 2017, 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
14256 SUNNY BROOK LN	2020, 2017, 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
14256 SUNNY BROOK LN	2020, 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
14256 SUNNY BROOK LN	2020, 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

FINDINGS

Address Researched	Address Not Identified in Research Source
14256 SUNNY BROOK LN	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
14257 GOOSE ST	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
14257 GOOSE ST	2020, 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
14257 GOOSE ST	2020, 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
14257 GOOSE ST	2020, 2017, 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
14262 GOOSE ST	2020, 2017, 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
14262 GOOSE ST	2020, 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
14262 GOOSE ST	2020, 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
14262 GOOSE ST	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
14263 ROLLING STREAM PL	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
14263 ROLLING STREAM PL	2020, 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
14263 ROLLING STREAM PL	2020, 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
14263 ROLLING STREAM PL	2020, 2017, 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
14263 WISMAN DR	2020, 2017, 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
14263 WISMAN DR	2020, 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
14263 WISMAN DR	2020, 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
14263 WISMAN DR	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
14265 GOOSE ST	2020, 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
14265 GOOSE ST	2020, 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
14265 GOOSE ST	2020, 2017, 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
14266 WISMAN DR	2020, 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
14266 WISMAN DR	2020, 2017, 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
14266 WISMAN DR	2020, 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
14266 WISMAN DR	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
14268 SUNNY BROOK LN	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
14268 SUNNY BROOK LN	2020, 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
14268 SUNNY BROOK LN	2020, 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
14268 SUNNY BROOK LN	2020, 2017, 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
14270 GOOSE ST	2020, 2017, 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
14270 GOOSE ST	2020, 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
14270 GOOSE ST	2020, 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
14270 GOOSE ST	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
14271 ROLLING STREAM PL	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
14271 ROLLING STREAM PL	2020, 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
14271 ROLLING STREAM PL	2020, 2017, 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
14272 CHERRY CREEK CIR	2020, 2017, 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
14272 CHERRY CREEK CIR	2020, 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
14272 CHERRY CREEK CIR	2020, 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
14272 CHERRY CREEK CIR	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
14273 GOOSE ST	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
14273 GOOSE ST	2020, 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
14273 GOOSE ST	2020, 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
14273 GOOSE ST	2020, 2017, 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
14275 WISMAN DR	2020, 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
14275 WISMAN DR	2020, 2017, 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
14275 WISMAN DR	2020, 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
14275 WISMAN DR	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
14278 CHERRY CREEK CIR	2020, 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

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Address Researched	Address Not Identified in Research Source
14278 CHERRY CREEK CIR	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
14278 CHERRY CREEK CIR	2020, 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
14278 CHERRY CREEK CIR	2020, 2017, 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
14278 GOOSE ST	2020, 2017, 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
14278 GOOSE ST	2020, 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
14278 GOOSE ST	2020, 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
14278 GOOSE ST	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
14278 WISMAN DR	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
14278 WISMAN DR	2020, 2017, 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
14279 ROLLING STREAM PL	2020, 2017, 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
14279 ROLLING STREAM PL	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
14279 ROLLING STREAM PL	2020, 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
14279 ROLLING STREAM PL	2020, 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
14280 SUNNY BROOK LN	2020, 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
14280 SUNNY BROOK LN	2020, 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
14280 SUNNY BROOK LN	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

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Address Researched	Address Not Identified in Research Source
14280 SUNNY BROOK LN	2020, 2017, 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
14281 GOOSE ST	2020, 2017, 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
14281 GOOSE ST	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
14281 GOOSE ST	2020, 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
14281 GOOSE ST	2020, 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
14284 CHERRY CREEK CIR	2020, 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
14284 CHERRY CREEK CIR	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
14284 CHERRY CREEK CIR	2020, 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
14284 CHERRY CREEK CIR	2020, 2017, 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
14286 GOOSE ST	2020, 2017, 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
14286 GOOSE ST	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
14286 GOOSE ST	2020, 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
14286 GOOSE ST	2020, 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
14287 WISMAN DR	2020, 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
14287 WISMAN DR	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
14287 WISMAN DR	2020, 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

FINDINGS

Address Researched	Address Not Identified in Research Source
14287 WISMAN DR	2020, 2017, 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
14290 CHERRY CREEK CIR	2020, 2017, 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
14290 CHERRY CREEK CIR	2020, 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
14290 CHERRY CREEK CIR	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
14290 CHERRY CREEK CIR	2020, 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
14292 SUNNY BROOK LN	2020, 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
14292 SUNNY BROOK LN	2020, 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
14292 SUNNY BROOK LN	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
14292 SUNNY BROOK LN	2020, 2017, 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
14295 ROLLING STREAM PL	2020, 2017, 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
14295 ROLLING STREAM PL	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
14295 ROLLING STREAM PL	2020, 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
14297 GOOSE ST	2020, 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
14297 GOOSE ST	2020, 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
14297 GOOSE ST	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
14297 GOOSE ST	2020, 2017, 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

FINDINGS

Address Researched	Address Not Identified in Research Source
14299 WISMAN DR	2020, 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
14299 WISMAN DR	2020, 2017, 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
14299 WISMAN DR	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
14299 WISMAN DR	2020, 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
14302 CHERRY CREEK CIR	2020, 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
14302 CHERRY CREEK CIR	2020, 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
14302 CHERRY CREEK CIR	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
14302 CHERRY CREEK CIR	2020, 2017, 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
14302 WISMAN DR	2020, 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
14302 WISMAN DR	2020, 2017, 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
14302 WISMAN DR	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
14302 WISMAN DR	2020, 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
14303 ROLLING STREAM PL	2020, 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
14303 ROLLING STREAM PL	2020, 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
14303 ROLLING STREAM PL	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
14303 ROLLING STREAM PL	2020, 2017, 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

FINDINGS

Address Researched	Address Not Identified in Research Source
14308 CHERRY CREEK CIR	2020, 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
14308 CHERRY CREEK CIR	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
14308 CHERRY CREEK CIR	2020, 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
14310 SUNNY BROOK LN	2020, 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
14310 SUNNY BROOK LN	2020, 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
14310 SUNNY BROOK LN	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
14310 SUNNY BROOK LN	2020, 2017, 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
14311 ROLLING STREAM PL	2020, 2017, 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
14311 ROLLING STREAM PL	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
14311 ROLLING STREAM PL	2020, 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
14311 WISMAN DR	2020, 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
14311 WISMAN DR	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
14311 WISMAN DR	2020, 2017, 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
14311 WISMAN DR	2020, 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
14314 CHERRY CREEK CIR	2020, 2017, 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
14314 CHERRY CREEK CIR	2020, 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
14314 CHERRY CREEK CIR	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
14314 CHERRY CREEK CIR	2020, 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
14314 WISMAN DR	2020, 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
14314 WISMAN DR	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
14314 WISMAN DR	2020, 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
14314 WISMAN DR	2020, 2017, 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
14320 CHERRY CREEK CIR	2020, 2017, 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
14320 CHERRY CREEK CIR	2020, 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
14320 CHERRY CREEK CIR	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
14320 CHERRY CREEK CIR	2020, 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
14322 SUNNY BROOK LN	2020, 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
14322 SUNNY BROOK LN	2020, 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
14322 SUNNY BROOK LN	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
14322 SUNNY BROOK LN	2020, 2017, 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
14323 WISMAN DR	2020, 2017, 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
14323 WISMAN DR	2020, 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

FINDINGS

Address Researched	Address Not Identified in Research Source
14323 WISMAN DR	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
14323 WISMAN DR	2020, 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
14326 CHERRY CREEK CIR	2020, 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
14326 CHERRY CREEK CIR	2020, 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
14326 CHERRY CREEK CIR	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
14326 CHERRY CREEK CIR	2020, 2017, 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
14326 WISMAN DR	2020, 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
14326 WISMAN DR	2020, 2017, 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
14326 WISMAN DR	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
14326 WISMAN DR	2020, 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
14332 CHERRY CREEK CIR	2020, 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
14332 CHERRY CREEK CIR	2020, 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
14332 CHERRY CREEK CIR	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
14332 CHERRY CREEK CIR	2020, 2017, 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
14334 SUNNY BROOK LN	2020, 2017, 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
14334 SUNNY BROOK LN	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
14334 SUNNY BROOK LN	2020, 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
14334 SUNNY BROOK LN	2020, 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
14335 WISMAN DR	2020, 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
14335 WISMAN DR	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
14335 WISMAN DR	2020, 2017, 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
14335 WISMAN DR	2020, 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
14338 WISMAN DR	2020, 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
14338 WISMAN DR	2020, 2017, 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
14338 WISMAN DR	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
14338 WISMAN DR	2020, 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
14346 SUNNY BROOK LN	2020, 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
14346 SUNNY BROOK LN	2020, 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
14346 SUNNY BROOK LN	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
14346 SUNNY BROOK LN	2020, 2017, 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
8042 RIVER BLUFFS LN	2020, 2017, 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
8042 RIVER BLUFFS LN	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
8042 RIVER BLUFFS LN	2020, 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
8042 RIVER BLUFFS LN	2020, 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
8049 RIVER BLUFFS LN	2020, 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
8049 RIVER BLUFFS LN	2020, 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
8049 RIVER BLUFFS LN	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
8049 RIVER BLUFFS LN	2020, 2017, 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
8052 RIVER BLUFFS LN	2020, 2017, 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
8052 RIVER BLUFFS LN	2020, 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
8054 SLATE CREEK RD	2020, 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
8054 SLATE CREEK RD	2020, 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
8054 SLATE CREEK RD	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
8054 SLATE CREEK RD	2020, 2017, 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
8062 RIVER BLUFFS LN	2020, 2017, 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
8062 RIVER BLUFFS LN	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
8062 RIVER BLUFFS LN	2020, 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
8062 RIVER BLUFFS LN	2020, 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

FINDINGS

Address Researched	Address Not Identified in Research Source
8063 BLUFF VIEW LN	2020, 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
8063 BLUFF VIEW LN	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
8063 BLUFF VIEW LN	2020, 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
8063 BLUFF VIEW LN	2020, 2017, 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
8064 SLATE CREEK RD	2020, 2017, 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
8064 SLATE CREEK RD	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
8064 SLATE CREEK RD	2020, 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
8064 SLATE CREEK RD	2020, 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
8066 BLUFF VIEW LN	2020, 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
8066 BLUFF VIEW LN	2020, 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
8066 BLUFF VIEW LN	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
8066 BLUFF VIEW LN	2020, 2017, 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
8069 RIVER BLUFFS LN	2020, 2017, 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
8069 RIVER BLUFFS LN	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
8069 RIVER BLUFFS LN	2020, 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
8069 RIVER BLUFFS LN	2020, 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

FINDINGS

Address Researched	Address Not Identified in Research Source
8072 RIVER BLUFFS LN	2020, 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
8072 RIVER BLUFFS LN	2020, 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
8072 RIVER BLUFFS LN	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
8072 RIVER BLUFFS LN	2020, 2017, 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
8073 BLUFF VIEW LN	2020, 2017, 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
8073 BLUFF VIEW LN	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
8073 BLUFF VIEW LN	2020, 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
8073 BLUFF VIEW LN	2020, 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
8074 SLATE CREEK RD	2020, 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
8074 SLATE CREEK RD	2020, 2017, 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
8076 BLUFF VIEW LN	2020, 2017, 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
8076 BLUFF VIEW LN	2020, 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
8076 BLUFF VIEW LN	2020, 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
8076 BLUFF VIEW LN	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
8082 RIVER BLUFFS LN	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
8082 RIVER BLUFFS LN	2020, 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
8082 RIVER BLUFFS LN	2020, 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
8082 RIVER BLUFFS LN	2020, 2017, 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
8083 BLUFF VIEW LN	2020, 2017, 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
8083 BLUFF VIEW LN	2020, 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
8083 BLUFF VIEW LN	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
8083 BLUFF VIEW LN	2020, 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
8084 SLATE CREEK RD	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
8084 SLATE CREEK RD	2020, 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
8084 SLATE CREEK RD	2020, 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
8084 SLATE CREEK RD	2020, 2017, 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
8086 BLUFF VIEW LN	2020, 2017, 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
8086 BLUFF VIEW LN	2020, 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
8086 BLUFF VIEW LN	2020, 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
8086 BLUFF VIEW LN	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
8092 RIVER BLUFFS LN	2020, 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
8092 RIVER BLUFFS LN	2020, 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

FINDINGS

Address Researched	Address Not Identified in Research Source
8092 RIVER BLUFFS LN	2020, 2017, 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
8093 BLUFF VIEW LN	2020, 2017, 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
8093 BLUFF VIEW LN	2020, 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
8093 BLUFF VIEW LN	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
8093 BLUFF VIEW LN	2020, 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
8094 SLATE CREEK RD	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
8094 SLATE CREEK RD	2020, 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
8094 SLATE CREEK RD	2020, 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
8094 SLATE CREEK RD	2020, 2017, 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
8103 BLUFF VIEW LN	2020, 2017, 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
8103 BLUFF VIEW LN	2020, 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
8103 BLUFF VIEW LN	2020, 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
8103 BLUFF VIEW LN	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
8104 SLATE CREEK RD	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
8104 SLATE CREEK RD	2020, 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
8104 SLATE CREEK RD	2020, 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

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Address Researched	Address Not Identified in Research Source
8104 SLATE CREEK RD	2020, 2017, 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
8105 ARCHIBALD AVE	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
8105 ARCHIBALD ST	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
8105 ARCHIBALD 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
8112 RIVER BLUFFS LN	2020, 2017, 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
8112 RIVER BLUFFS LN	2020, 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
8112 RIVER BLUFFS LN	2020, 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
8112 RIVER BLUFFS LN	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
8114 SLATE CREEK RD	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
8114 SLATE CREEK RD	2020, 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
8114 SLATE CREEK RD	2020, 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
8114 SLATE CREEK RD	2020, 2017, 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
8122 RIVER BLUFFS LN	2020, 2017, 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
8122 RIVER BLUFFS LN	2020, 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
8122 RIVER BLUFFS LN	2020, 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
8122 RIVER BLUFFS LN	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

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Address Researched	Address Not Identified in Research Source
8132 RIVER BLUFFS LN	2020, 2017, 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
8142 RIVER BLUFFS LN	2020, 2017, 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
8142 RIVER BLUFFS LN	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
8142 RIVER BLUFFS LN	2020, 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
8142 RIVER BLUFFS LN	2020, 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
8144 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8150 GRAPEVINE 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
8150 GRAPEWIN ST	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
8150 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 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
8150 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 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
8150 GRAPEWIN ST	2020, 2017, 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
8150 GRAPEWIN ST	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
8150 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8150 GRAPEWIN ST	2020, 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
8150 GRAPEWIN ST	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
8152 RIVER BLUFFS LN	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
8152 RIVER BLUFFS LN	2020, 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
8152 RIVER BLUFFS LN	2020, 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
8152 RIVER BLUFFS LN	2020, 2017, 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
8162 RIVER BLUFFS LN	2020, 2017, 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
8162 RIVER BLUFFS LN	2020, 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
8162 RIVER BLUFFS LN	2020, 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
8162 RIVER BLUFFS LN	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
8170 GRAPEWIN ST	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
8170 GRAPEWIN ST	2020, 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
8170 GRAPEWIN ST	2020, 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
8170 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 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
8170 GRAPEWIN ST	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
8170 GRAPEWIN ST	2020, 2017, 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
8170 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8171 FIELDSTREAM CT	2020, 2017, 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
8171 FIELDSTREAM CT	2020, 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

FINDINGS

Address Researched	Address Not Identified in Research Source
8171 FIELDSTREAM 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
8171 FIELDSTREAM CT	2020, 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
8172 RIVER BLUFFS LN	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
8172 RIVER BLUFFS LN	2020, 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
8172 RIVER BLUFFS LN	2020, 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
8172 RIVER BLUFFS LN	2020, 2017, 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
8176 GRAPEVINE 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
8176 GRAPEWIN	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
8176 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8176 GRAPEWIN ST	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
8176 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8176 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 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
8176 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 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
8176 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 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
8176 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 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
8176 GRAPEWIN ST	2020, 2017, 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
8176 GRAPEWIN ST	2020, 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
8176 GRAPEWIN ST	2020, 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
8176 GRAPEWIN ST	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
8181 FIELDSTREAM 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
8181 FIELDSTREAM CT	2020, 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
8181 FIELDSTREAM CT	2020, 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
8182 RIVER BLUFFS LN	2020, 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
8182 RIVER BLUFFS LN	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
8182 RIVER BLUFFS LN	2020, 2017, 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
8187 GAMEBIRD ST	2020, 2017, 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
8187 GAMEBIRD ST	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
8187 GAMEBIRD ST	2020, 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
8187 GAMEBIRD ST	2020, 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
8191 FIELDSTREAM CT	2020, 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

FINDINGS

Address Researched	Address Not Identified in Research Source
8191 FIELDSTREAM CT	2020, 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
8191 FIELDSTREAM CT	2020, 2017, 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
8196 GRAPEVINE 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
8196 GRAPEWIN	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
8196 GRAPEWIN 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
8196 GRAPEWIN ST	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
8196 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 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
8196 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 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
8196 GRAPEWIN ST	2020, 2017, 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
8196 GRAPEWIN ST	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
8196 GRAPEWIN ST	2020, 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
8196 GRAPEWIN ST	2020, 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
8201 ARCHIBALD AVE	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
8201 ARCHIBALD ST	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
8201 ARCHIBALD 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
8201 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 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
8201 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8201 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 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
8201 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8201 ARCHIBALD ST	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
8201 FIELDSTREAM CT	2020, 2017, 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
8201 FIELDSTREAM CT	2020, 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
8201 FIELDSTREAM 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
8201 FIELDSTREAM CT	2020, 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
8207 ARCHIBALD ST	2020, 2017, 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
8210 ANGELINE FALLS WAY	2020, 2017, 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
8210 ANGELINE FALLS WAY	2020, 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
8210 ANGELINE FALLS WAY	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
8210 ANGELINE FALLS WAY	2020, 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
8211 FIELDSTREAM CT	2020, 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
8211 FIELDSTREAM CT	2020, 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
8211 FIELDSTREAM CT	2020, 2017, 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

FINDINGS

Address Researched	Address Not Identified in Research Source
8212 GRAPEVINE 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
8212 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8212 GRAPEWIN ST	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
8212 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8214 FIELDSTREAM CT	2020, 2017, 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
8214 FIELDSTREAM CT	2020, 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
8214 FIELDSTREAM 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
8214 FIELDSTREAM CT	2020, 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
8216 GRAPEVINE 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
8216 GRAPEWIN ST	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
8216 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 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
8216 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 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
8216 GRAPEWIN ST	2020, 2017, 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
8216 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8216 GRAPEWIN ST	2020, 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
8216 GRAPEWIN ST	2020, 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

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Address Researched	Address Not Identified in Research Source
8216 GRAPEWIN ST	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
8217 GAMEBIRD ST	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
8217 GAMEBIRD ST	2020, 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
8217 GAMEBIRD ST	2020, 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
8217 GAMEBIRD ST	2020, 2017, 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
8218 ANGELINE FALLS WAY	2020, 2017, 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
8218 ANGELINE FALLS WAY	2020, 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
8218 ANGELINE FALLS WAY	2020, 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
8218 ANGELINE FALLS WAY	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
8219 PEBBLE CREEK DR	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
8219 PEBBLE CREEK DR	2020, 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
8219 PEBBLE CREEK DR	2020, 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
8219 PEBBLE CREEK DR	2020, 2017, 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
8221 ANGELINE FALLS WAY	2020, 2017, 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
8221 ANGELINE FALLS WAY	2020, 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
8221 ANGELINE FALLS WAY	2020, 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
8221 ANGELINE FALLS WAY	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
8221 FIELDSTREAM 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
8221 FIELDSTREAM CT	2020, 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
8221 FIELDSTREAM CT	2020, 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
8221 FIELDSTREAM CT	2020, 2017, 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
8222 GAMEBIRD ST	2020, 2017, 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
8222 GAMEBIRD ST	2020, 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
8222 GAMEBIRD ST	2020, 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
8222 GAMEBIRD ST	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
8222 GRAPEWIN ST	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
8222 GRAPEWIN ST	2020, 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
8222 GRAPEWIN ST	2020, 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
8222 GRAPEWIN ST	2020, 2017, 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
8222 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 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
8222 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 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
8222 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 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
8222 GRAPEWIN ST	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
8222 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8222 GRAPEWYN ST	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
8224 FIELDSTREAM CT	2020, 2017, 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
8224 FIELDSTREAM CT	2020, 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
8224 FIELDSTREAM 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
8224 PEBBLE CREEK DR	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
8224 PEBBLE CREEK DR	2020, 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
8224 PEBBLE CREEK DR	2020, 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
8225 GAMEBIRD ST	2020, 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
8225 GAMEBIRD ST	2020, 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
8225 GAMEBIRD ST	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
8225 GAMEBIRD ST	2020, 2017, 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
8226 ANGELINE FALLS WAY	2020, 2017, 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
8226 ANGELINE FALLS WAY	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
8226 ANGELINE FALLS WAY	2020, 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
8226 ANGELINE FALLS WAY	2020, 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
8227 PEBBLE CREEK DR	2020, 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
8227 PEBBLE CREEK DR	2020, 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
8227 PEBBLE CREEK DR	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
8227 PEBBLE CREEK DR	2020, 2017, 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
8229 ANGELINE FALLS WAY	2020, 2017, 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
8229 ANGELINE FALLS WAY	2020, 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
8229 ANGELINE FALLS WAY	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
8229 ANGELINE FALLS WAY	2020, 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
8230 GAMEBIRD ST	2020, 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
8230 GAMEBIRD ST	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
8230 GAMEBIRD ST	2020, 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
8230 GAMEBIRD ST	2020, 2017, 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
8230 GRAPEVINE 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
8230 GRAPEWIN ST	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
8230 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 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

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Address Researched	Address Not Identified in Research Source
8230 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 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
8230 GRAPEWIN ST	2020, 2017, 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
8230 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8230 GRAPEWIN ST	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
8230 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8230 GRAPEWIN ST	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
8230 GRAPEWIN ST	2020, 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
8230 GRAPEWIN ST	2020, 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
8231 FIELDSTREAM CT	2020, 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
8231 FIELDSTREAM 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
8231 FIELDSTREAM CT	2020, 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
8231 FIELDSTREAM CT	2020, 2017, 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
8232 PEBBLE CREEK DR	2020, 2017, 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
8232 PEBBLE CREEK DR	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
8232 PEBBLE CREEK DR	2020, 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
8232 PEBBLE CREEK DR	2020, 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
8233 GAMEBIRD ST	2020, 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
8233 GAMEBIRD ST	2020, 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
8233 GAMEBIRD ST	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
8233 GAMEBIRD ST	2020, 2017, 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
8235 PEBBLE CREEK DR	2020, 2017, 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
8235 PEBBLE CREEK DR	2020, 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
8235 PEBBLE CREEK DR	2020, 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
8237 ANGELINE FALLS WAY	2020, 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
8237 ANGELINE FALLS WAY	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
8237 ANGELINE FALLS WAY	2020, 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
8237 ANGELINE FALLS WAY	2020, 2017, 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
8238 GAMEBIRD ST	2020, 2017, 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
8238 GAMEBIRD ST	2020, 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
8238 GAMEBIRD ST	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
8238 GAMEBIRD ST	2020, 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
8240 PEBBLE CREEK DR	2020, 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

FINDINGS

Address Researched	Address Not Identified in Research Source
8240 PEBBLE CREEK DR	2020, 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
8240 PEBBLE CREEK DR	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
8240 PEBBLE CREEK DR	2020, 2017, 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
8241 GAMEBIRD ST	2020, 2017, 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
8241 GAMEBIRD ST	2020, 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
8241 GAMEBIRD ST	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
8241 GAMEBIRD ST	2020, 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
8242 ANGELINE FALLS WAY	2020, 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
8242 ANGELINE FALLS WAY	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
8242 ANGELINE FALLS WAY	2020, 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
8242 ANGELINE FALLS WAY	2020, 2017, 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
8243 PEBBLE CREEK DR	2020, 2017, 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
8243 PEBBLE CREEK DR	2020, 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
8243 PEBBLE CREEK DR	2020, 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
8245 ANGELINE FALLS WAY	2020, 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
8245 ANGELINE FALLS WAY	2020, 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
8245 ANGELINE FALLS WAY	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
8245 ANGELINE FALLS WAY	2020, 2017, 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
8246 GAMEBIRD ST	2020, 2017, 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
8246 GAMEBIRD ST	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
8246 GAMEBIRD ST	2020, 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
8246 GAMEBIRD ST	2020, 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
8247 ARCHIBALD AVE	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
8247 ARCHIBALD ST	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
8247 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8247 ARCHIBALD ST	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
8247 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8247 ARCHIBALD 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
8248 PEBBLE CREEK DR	2020, 2017, 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
8248 PEBBLE CREEK DR	2020, 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
8248 PEBBLE CREEK DR	2020, 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
8248 PEBBLE CREEK DR	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
8249 GAMEBIRD ST	2020, 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
8249 GAMEBIRD ST	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
8249 GAMEBIRD ST	2020, 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
8249 GAMEBIRD ST	2020, 2017, 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
8250 ANGELINE FALLS WAY	2020, 2017, 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
8250 ANGELINE FALLS WAY	2020, 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
8250 ANGELINE FALLS WAY	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
8250 ANGELINE FALLS WAY	2020, 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
8251 ARCHIBALD ST	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
8251 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 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
8251 ARCHIBALD ST	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
8251 PEBBLE CREEK DR	2020, 2017, 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
8251 PEBBLE CREEK DR	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
8251 PEBBLE CREEK DR	2020, 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
8251 PEBBLE CREEK DR	2020, 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
8254 GAMEBIRD ST	2020, 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

FINDINGS

Address Researched	Address Not Identified in Research Source
8254 GAMEBIRD ST	2020, 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
8254 GAMEBIRD ST	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
8254 GAMEBIRD ST	2020, 2017, 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
8257 GAMEBIRD ST	2020, 2017, 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
8257 GAMEBIRD ST	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
8257 GAMEBIRD ST	2020, 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
8257 GAMEBIRD ST	2020, 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
8258 ANGELINE FALLS WAY	2020, 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
8258 ANGELINE FALLS WAY	2020, 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
8258 ANGELINE FALLS WAY	2020, 2017, 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
8259 PEBBLE CREEK DR	2020, 2017, 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
8259 PEBBLE CREEK DR	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
8259 PEBBLE CREEK DR	2020, 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
8259 PEBBLE CREEK DR	2020, 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
8261 ANGELINE FALLS WAY	2020, 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
8261 ANGELINE FALLS WAY	2020, 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
8261 ANGELINE FALLS WAY	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
8261 ANGELINE FALLS WAY	2020, 2017, 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
8262 GAMEBIRD ST	2020, 2017, 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
8262 GAMEBIRD ST	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
8262 GAMEBIRD ST	2020, 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
8262 GAMEBIRD ST	2020, 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
8264 PEBBLE CREEK DR	2020, 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
8264 PEBBLE CREEK DR	2020, 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
8264 PEBBLE CREEK DR	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
8264 PEBBLE CREEK DR	2020, 2017, 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
8265 ARCHIBALD ST	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
8265 ARCHIBALD ST	2020, 2017, 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
8265 GAMEBIRD ST	2020, 2017, 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
8265 GAMEBIRD ST	2020, 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
8265 GAMEBIRD ST	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
8265 GAMEBIRD ST	2020, 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

FINDINGS

Address Researched	Address Not Identified in Research Source
8266 ANGELINE FALLS WAY	2020, 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
8266 ANGELINE FALLS WAY	2020, 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
8266 ANGELINE FALLS WAY	2020, 2017, 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
8267 PEBBLE CREEK DR	2020, 2017, 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
8267 PEBBLE CREEK DR	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
8267 PEBBLE CREEK DR	2020, 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
8267 PEBBLE CREEK DR	2020, 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
8269 ANGELINE FALLS WAY	2020, 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
8269 ANGELINE FALLS WAY	2020, 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
8269 ANGELINE FALLS WAY	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
8269 ANGELINE FALLS WAY	2020, 2017, 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
8270 GAMEBIRD ST	2020, 2017, 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
8270 GAMEBIRD ST	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
8270 GAMEBIRD ST	2020, 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
8270 GAMEBIRD ST	2020, 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
8272 PEBBLE CREEK DR	2020, 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

FINDINGS

Address Researched	Address Not Identified in Research Source
8272 PEBBLE CREEK DR	2020, 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
8272 PEBBLE CREEK DR	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
8272 PEBBLE CREEK DR	2020, 2017, 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
8273 GAMEBIRD ST	2020, 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
8273 GAMEBIRD ST	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
8273 GAMEBIRD ST	2020, 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
8274 ANGELINE FALLS WAY	2020, 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
8274 ANGELINE FALLS WAY	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
8274 ANGELINE FALLS WAY	2020, 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
8274 ANGELINE FALLS WAY	2020, 2017, 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
8275 PEBBLE CREEK DR	2020, 2017, 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
8275 PEBBLE CREEK DR	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
8275 PEBBLE CREEK DR	2020, 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
8275 PEBBLE CREEK DR	2020, 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
8277 ANGELINE FALLS WAY	2020, 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
8277 ANGELINE FALLS WAY	2020, 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
8277 ANGELINE FALLS WAY	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
8277 ANGELINE FALLS WAY	2020, 2017, 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
8278 GAMEBIRD ST	2020, 2017, 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
8278 GAMEBIRD ST	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
8278 GAMEBIRD ST	2020, 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
8278 GAMEBIRD ST	2020, 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
8280 PEBBLE CREEK DR	2020, 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
8280 PEBBLE CREEK DR	2020, 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
8280 PEBBLE CREEK DR	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
8280 PEBBLE CREEK DR	2020, 2017, 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
8281 ARCHIBALD ST	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
8281 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 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
8281 ARCHIBALD ST	2020, 2017, 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
8281 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8291 ARCHIBALD AVE	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
8291 ARCHIBALD 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

FINDINGS

Address Researched	Address Not Identified in Research Source
8291 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 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
8291 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8301 ARCHIBALD AVE	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 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
8301 ARCHIBALD AVE	2020, 2017, 2014, 2010, 2005, 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
8301 ARCHIBALD AVE	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
8301 ARCHIBALD ST	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
8301 ARCHIBALD 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
8301 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8301 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8301 ARCHIBALD 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
8301 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 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
8301 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8301 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 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
8301 ARCHIBALD ST	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
8302 DEW DROP CT	2020, 2017, 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
8302 DEW DROP CT	2020, 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
8302 DEW DROP 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
8302 DEW DROP CT	2020, 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
8305 DEW DROP CT	2020, 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
8305 DEW DROP 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
8305 DEW DROP CT	2020, 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
8306 GRAPEVINE 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
8306 Grapewin St	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
8306 GRAPEWIN ST	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
8306 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 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
8306 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 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
8306 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 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
8306 GRAPEWIN ST	2020, 2017, 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
8306 GRAPEWIN ST	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
8306 GRAPEWIN ST	2020, 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
8306 GRAPEWIN ST	2020, 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
8308 FISKE DR	2020, 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

FINDINGS

Address Researched	Address Not Identified in Research Source
8308 FISKE DR	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
8308 FISKE DR	2020, 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
8308 FISKE DR	2020, 2017, 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
8310 DEW DROP CT	2020, 2017, 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
8310 DEW DROP 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
8310 DEW DROP CT	2020, 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
8311 FISKE DR	2020, 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
8311 FISKE DR	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
8311 FISKE DR	2020, 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
8311 FISKE DR	2020, 2017, 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
8313 DEW DROP CT	2020, 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
8313 DEW DROP 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
8313 DEW DROP CT	2020, 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
8313 DEW DROP CT	2020, 2017, 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
8316 FISKE DR	2020, 2017, 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
8316 FISKE DR	2020, 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
8316 FISKE DR	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
8316 FISKE DR	2020, 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
8318 DEW DROP CT	2020, 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
8318 DEW DROP 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
8318 DEW DROP CT	2020, 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
8318 DEW DROP CT	2020, 2017, 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
8319 FISKE DR	2020, 2017, 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
8319 FISKE DR	2020, 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
8319 FISKE DR	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
8319 FISKE DR	2020, 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
8321 DEW DROP CT	2020, 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
8321 DEW DROP 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
8321 DEW DROP CT	2020, 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
8321 DEW DROP CT	2020, 2017, 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
8324 FISKE DR	2020, 2017, 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
8324 FISKE DR	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
8324 FISKE DR	2020, 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
8326 DEW DROP CT	2020, 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
8326 DEW DROP 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
8326 DEW DROP CT	2020, 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
8326 DEW DROP CT	2020, 2017, 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
8327 FISKE DR	2020, 2017, 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
8327 FISKE DR	2020, 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
8327 FISKE DR	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
8327 FISKE DR	2020, 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
8329 DEW DROP CT	2020, 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
8329 DEW DROP CT	2020, 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
8329 DEW DROP CT	2020, 2017, 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
8330 ARCHIBALD AVE	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
8330 ARCHIBALD ST	2020, 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
8330 ARCHIBALD ST	2020, 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
8330 ARCHIBALD ST	2020, 2017, 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

FINDINGS

Address Researched	Address Not Identified in Research Source
8332 FISKE DR	2020, 2017, 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
8332 FISKE DR	2020, 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
8332 FISKE DR	2020, 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
8332 FISKE DR	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
8334 DEW DROP 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
8334 DEW DROP CT	2020, 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
8334 DEW DROP CT	2020, 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
8334 DEW DROP CT	2020, 2017, 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
8335 ARCHIBALD AVE	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 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
8335 ARCHIBALD AVE	2020, 2017, 2014, 2010, 2005, 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
8335 ARCHIBALD AVE	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
8335 ARCHIBALD 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
8335 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8335 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8335 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 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
8335 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 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
8335 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8335 ARCHIBALD ST	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
8337 DEW DROP CT	2020, 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
8337 DEW DROP CT	2020, 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
8337 DEW DROP 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
8340 FISKE DR	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
8340 FISKE DR	2020, 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
8340 FISKE DR	2020, 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
8340 FISKE DR	2020, 2017, 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
8342 DEW DROP CT	2020, 2017, 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
8342 DEW DROP CT	2020, 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
8342 DEW DROP CT	2020, 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
8342 DEW DROP 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
8343 FISKE DR	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
8343 FISKE DR	2020, 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
8343 FISKE DR	2020, 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

FINDINGS

Address Researched	Address Not Identified in Research Source
8343 FISKE DR	2020, 2017, 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
8348 FISKE DR	2020, 2017, 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
8348 FISKE DR	2020, 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
8348 FISKE DR	2020, 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
8348 FISKE DR	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
8350 DEW DROP 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
8350 DEW DROP CT	2020, 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
8350 DEW DROP CT	2020, 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
8350 DEW DROP CT	2020, 2017, 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
8351 FISKE DR	2020, 2017, 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
8351 FISKE DR	2020, 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
8351 FISKE DR	2020, 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
8353 DEW DROP CT	2020, 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
8353 DEW DROP 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
8353 DEW DROP CT	2020, 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
8353 DEW DROP CT	2020, 2017, 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

FINDINGS

Address Researched	Address Not Identified in Research Source
8358 DEW DROP CT	2020, 2017, 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
8358 DEW DROP CT	2020, 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
8358 DEW DROP 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
8358 DEW DROP CT	2020, 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
8359 FISKE DR	2020, 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
8359 FISKE DR	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
8359 FISKE DR	2020, 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
8359 FISKE DR	2020, 2017, 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
8361 DEW DROP CT	2020, 2017, 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
8361 DEW DROP CT	2020, 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
8361 DEW DROP 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
8361 DEW DROP CT	2020, 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
8364 FISKE DR	2020, 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
8364 FISKE DR	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
8364 FISKE DR	2020, 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
8364 FISKE DR	2020, 2017, 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

FINDINGS

Address Researched	Address Not Identified in Research Source
8366 DEW DROP CT	2020, 2017, 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
8366 DEW DROP CT	2020, 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
8366 DEW DROP 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
8366 DEW DROP CT	2020, 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
8367 FISKE DR	2020, 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
8367 FISKE DR	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
8367 FISKE DR	2020, 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
8367 FISKE DR	2020, 2017, 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
8369 DEW DROP CT	2020, 2017, 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
8369 DEW DROP CT	2020, 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
8369 DEW DROP 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
8369 DEW DROP CT	2020, 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
8374 DEW DROP CT	2020, 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
8374 DEW DROP 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
8374 DEW DROP CT	2020, 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
8374 DEW DROP CT	2020, 2017, 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

FINDINGS

Address Researched	Address Not Identified in Research Source
8377 DEW DROP CT	2020, 2017, 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
8377 DEW DROP CT	2020, 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
8377 DEW DROP 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
8377 DEW DROP CT	2020, 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
8382 DEW DROP CT	2020, 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
8382 DEW DROP 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
8382 DEW DROP CT	2020, 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
8382 DEW DROP CT	2020, 2017, 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
8385 DEW DROP CT	2020, 2017, 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
8385 DEW DROP CT	2020, 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
8385 DEW DROP 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
8385 DEW DROP CT	2020, 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
8393 DEW DROP CT	2020, 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
8393 DEW DROP 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
8393 DEW DROP CT	2020, 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
8393 DEW DROP CT	2020, 2017, 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

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Address Researched	Address Not Identified in Research Source
8398 DEW DROP CT	2020, 2017, 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
8398 DEW DROP CT	2020, 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
8398 DEW DROP 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
8398 DEW DROP CT	2020, 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
8403 LOURENCO LN	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
8403 LOURENCO LN	2020, 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
8403 LOURENCO LN	2020, 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
8403 LOURENCO LN	2020, 2017, 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
8405 ARCHIBALD AVE	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 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
8405 ARCHIBALD AVE	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
8405 ARCHIBALD ST	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
8405 ARCHIBALD 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
8405 ARCHIBALD ST	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
8405 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8405 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 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
8405 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 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
8405 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 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
8405 ARCHIBALD 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
8406 LOURENCO LN	2020, 2017, 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
8406 LOURENCO LN	2020, 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
8406 LOURENCO LN	2020, 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
8406 LOURENCO LN	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
8410 FISKE DR	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
8410 FISKE DR	2020, 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
8410 FISKE DR	2020, 2017, 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
8415 LOURENCO LN	2020, 2017, 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
8415 LOURENCO LN	2020, 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
8415 LOURENCO LN	2020, 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
8415 LOURENCO LN	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
8418 LOURENCO LN	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
8418 LOURENCO LN	2020, 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
8418 LOURENCO LN	2020, 2017, 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

FINDINGS

Address Researched	Address Not Identified in Research Source
8419 FISKE DR	2020, 2017, 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
8419 FISKE DR	2020, 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
8419 FISKE DR	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
8422 FISKE DR	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
8422 FISKE DR	2020, 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
8422 FISKE DR	2020, 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
8427 LOURENCO LN	2020, 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
8427 LOURENCO LN	2020, 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
8427 LOURENCO LN	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
8427 LOURENCO LN	2020, 2017, 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
8430 LOURENCO LN	2020, 2017, 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
8430 LOURENCO LN	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
8430 LOURENCO LN	2020, 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
8430 LOURENCO LN	2020, 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
8431 FISKE DR	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
8431 FISKE DR	2020, 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
8431 FISKE DR	2020, 2017, 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
8439 LOURENCO LN	2020, 2017, 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
8439 LOURENCO LN	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
8439 LOURENCO LN	2020, 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
8439 LOURENCO LN	2020, 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
8442 LOURENCO LN	2020, 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
8442 LOURENCO LN	2020, 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
8442 LOURENCO LN	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
8454 LOURENCO LN	2020, 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
8454 LOURENCO LN	2020, 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
8454 LOURENCO LN	2020, 2017, 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
8466 LOURENCO LN	2020, 2017, 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
8466 LOURENCO LN	2020, 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
8466 LOURENCO LN	2020, 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
8466 LOURENCO LN	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
8478 LOURENCO LN	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
8478 LOURENCO LN	2020, 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
8478 LOURENCO LN	2020, 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
8478 LOURENCO LN	2020, 2017, 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
8490 LOURENCO LN	2020, 2017, 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
8490 LOURENCO LN	2020, 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
8490 LOURENCO LN	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
8500 Archibald 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

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
8312 Grapewin St	2002, 1986, 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

DEPARTMENT OF ENVIRONMENTAL HEALTH

JEFF JOHNSON, DIRECTOR

RELEASE OF RECORDS RESPONSE

March 12, 2024

Service Request No: 24-1068

Alicia Jansen
Stantec Consulting
735 E. Carnegie Drive Suite 280,
San Bernardino, CA 92408

Our office has completed the research regarding your Hazardous Materials Management records request.

NO RECORDS WERE FOUND FOR THE FOLLOWING SITE ADDRESS:

8312 and 8306 Grapewin Street, Eastvale

NO Emergency Response Complaint Investigation Report found.

We have closed the Haz Mat part of the service request.

Thank you.

Please feel free to use the following contact information to reach out to us with any questions:

Riverside County Department of Environmental Health
Hazardous Materials Management Division
4065 County Circle Dr., Rm. 104
Riverside, CA 92503
Telephone: 951-358-5055 Fax: 951-358-5017

Additional information can be found on our website at **www.rivcoeh.org**

CAL FIRE – RIVERSIDE UNIT
RIVERSIDE COUNTY FIRE DEPARTMENT

BILL WEISER - FIRE CHIEF
210 WEST SAN JACINTO AVENUE, PERRIS, CA 92570-1915
BUS: (951) 940-6900 FAX: (951) 940-6373 WWW.RVCFIRE.ORG

PROUDLY SERVING THE UNINCORPORATED AREAS OF RIVERSIDE COUNTY AND THE CITIES OF:

BANNING
BEAUMONT
COACHELLA
DESERT HOT SPRINGS
EASTVALE
INDIAN WELLS
INDIO
JURUPA VALLEY
LAKE ELSINORE
LA QUINTA
MENIFEE
MORENO VALLEY
NORCO
PALM DESERT
PERRIS
RANCHO MIRAGE
RUBIDOUX CSD
SAN JACINTO
TEMECULA
WILDOMAR

BOARD OF SUPERVISORS:

KEVIN JEFFRIES
DISTRICT 1

KAREN SPIEGEL
DISTRICT 2

CHARLES WASHINGTON
DISTRICT 3

V. MANUEL PEREZ
DISTRICT 4

DR. YXSTIAN GUTIERREZ
DISTRICT 5

RELEASE OF RECORDS RESPONSE

March 14, 2024

Service Request No: 24-1068

Alicia Jansen
Stantec Consulting
735 E. Carnegie Drive Suite 280 Suite 280, San Bernardino, CA, 92408

Riverside County Fire Department has completed the research regarding your records request.

NO RECORDS OR OPEN VIOLATIONS WERE FOUND FOR THE FOLLOWING SITE ADDRESS:
8312 Grapewin Street, Eastvale, CA 92880
8306 Grapewin Street, Eastvale, CA 92880
8500 Archibald Avenue, Eastvale, CA 92880

Riverside County Fire has no responsive records in relation to this request. The subject property is in The City of Eastvale which performs their own Fire Marshal services including inspections and permitting, and may have responsive records in relation to this request.

Please feel free to use the following contact information to reach out to us with any questions:

Riverside County Fire Department
210 W. San Jacinto Ave
Perris, CA 92570
Telephone: 951-940-6900

Additional information can be found on our website at **www.rvcfire.org**

Department of Toxic Substances Control

Yana Garcia
Secretary for
Environmental Protection

Meredith Williams, Ph.D.
Director
5796 Corporate Avenue
Cypress, California 90630

Gavin Newsom
Governor

March 7, 2024

Alicia Jansen
STANTEC
Alicia.Jansen@stantec.com

PR4-030524-05
8312, 8306 GRAPEWIN STREET AND 8500 ARCHIBALD AVE, EASTVALE, 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

County of Riverside

DEPARTMENT OF ENVIRONMENTAL HEALTH

JEFF JOHNSON, DIRECTOR

RELEASE OF RECORDS RESPONSE

March 11, 2024

Service Request No: 24-1068

Alicia Jansen
Stantec Consulting
735 E. Carnegie Drive Suite 280
San Bernardino, CA. 92408

Our office has completed the research regarding your Hazardous Materials Management records request.

NO RECORDS WERE FOUND FOR THE FOLLOWING SITE ADDRESS:

8500 Archibald Avenue, Eastvale

NO Emergency Response Complaint Investigation Report found.

We have closed the Haz Mat part of the service request.

Thank you.

Please feel free to use the following contact information to reach out to us with any questions:

Riverside County Department of Environmental Health
Hazardous Materials Management Division
4065 County Circle Dr., Rm. 104
Riverside, CA 92503
Telephone: 951-358-5055 Fax: 951-358-5017

Additional information can be found on our website at **www.rivcoeh.org**

County of Riverside

DEPARTMENT OF ENVIRONMENTAL HEALTH

JEFF JOHNSON, DIRECTOR

RELEASE OF RECORDS RESPONSE

March 12, 2024

Service Request No: 24-1068

Alicia Jansen
Stantec Consulting
735 E. Carnegie Drive Suite 280,
San Bernardino, CA 92408

Our office has completed the research regarding your Hazardous Materials Management records request.

NO RECORDS WERE FOUND FOR THE FOLLOWING SITE ADDRESS:

8312 and 8306 Grapewin Street, Eastvale

NO Emergency Response Complaint Investigation Report found.

We have closed the Haz Mat part of the service request.

Thank you.

Please feel free to use the following contact information to reach out to us with any questions:

Riverside County Department of Environmental Health
Hazardous Materials Management Division
4065 County Circle Dr., Rm. 104
Riverside, CA 92503
Telephone: 951-358-5055 Fax: 951-358-5017

Additional information can be found on our website at **www.rivcoeh.org**

PERMIT APPLICATION

County of Riverside Department of Building and Safety

527080

This permit becomes void if work not commenced within 180 days from date of issuance OR if work has been suspended or abandoned for a period of 180 days.

LICENSED CONTRACTORS DECLARATION: I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

OWNER-BUILDER DECLARATION: I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):)

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

☐ I am exempt under Sec. _____, B. & P.C. (Attach Certificate)

Date _____ Owner _____

WORKERS' COMPENSATION DECLARATION: I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.)

☐ Certified copy is hereby furnished

☐ Certified copy is filed with the County Building Inspection Department or County _____ Department.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE: This section need not be completed if the permit is for one hundred ($100) or less. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date _____ Applicant _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

DIVISION OF INDUSTRIAL SAFETY PERMIT CERTIFICATION

☐ I hereby certify that no excavation five (5) or more feet in depth into which a person is required to descend, will be made in connection with work authorized by this permit, and that no building, structure, scaffolding, falsework, or combination or commingling thereof, will be more than thirty six (36) feet high. (Chap. 3.2, Grp 2, Art 2, Section 341, Title 8, C.A.C.)

☐ As owner-builder I will not employ anyone to do work which would require a permit from the Division of Industrial Safety, as noted above, unless such person has a permit to do such work from the division.

☐ Division of Industrial Safety Permit No. _____

CONSTRUCTION LENDING AGENCY: I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.)

Lender's Name _____

Lender's Address _____

CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY: I certify that I have read this application and state that the information given is correct. I agree to comply with all state laws and county ordinances relating to building construction, and authorize a representative of the County of Riverside, Department of Building and Safety to enter upon the property for which I have applied for this permit for the purpose of making inspections.

X Joseph S. Osterkamp 5-4-89

Signature of Applicant or Agent — Date

Joseph S. Osterkamp

Print Applicant/Agent Name

OSTERKAMP, JOSEPH S

8306 GRAPEWIN

CORONA CA 91720

8306 GRAPEWIN

CORONA CA 91720

130 070 013 9 003S 007W 02 0

TRACT — LOT 209 MB

FULLER RANCHO

OSTERKAMP, JOSEPH S — PHONE #

OSTERKAMP, JOSEPH — LICENSE 0455328Z

8306 GRAPEWIN

CORONA CA 91720

714-737-2319 — BLDG INSPECTOR — FINAL DATE

ARCHITECT/ENGINEER — LOAN #

ADDRESS

CITY/COMMUNITY/STATE/ZIP

PHONE # — PLANS EXAMINER — APPROVE DATE

ELEC TO WELL

00 — ZON — PSB — MBB — SWB — PUB — RIV

A-1 — ZONE ORD # — LOT SQ 002.55 — END — SIDE

8306 GRAPEWIN

LOC # 00237937 — PS — DATE 05/04/89 — 527080

ELECTRICAL	$30.50

V # 242

16-4

TOTAL FEE : $30.50

CA — CA — MC — SIGNATURE — COUNTER CUT

CORONA CA 91720

527080

E L E C T R I C A L

ELECTRICAL

Units: Quantity 5

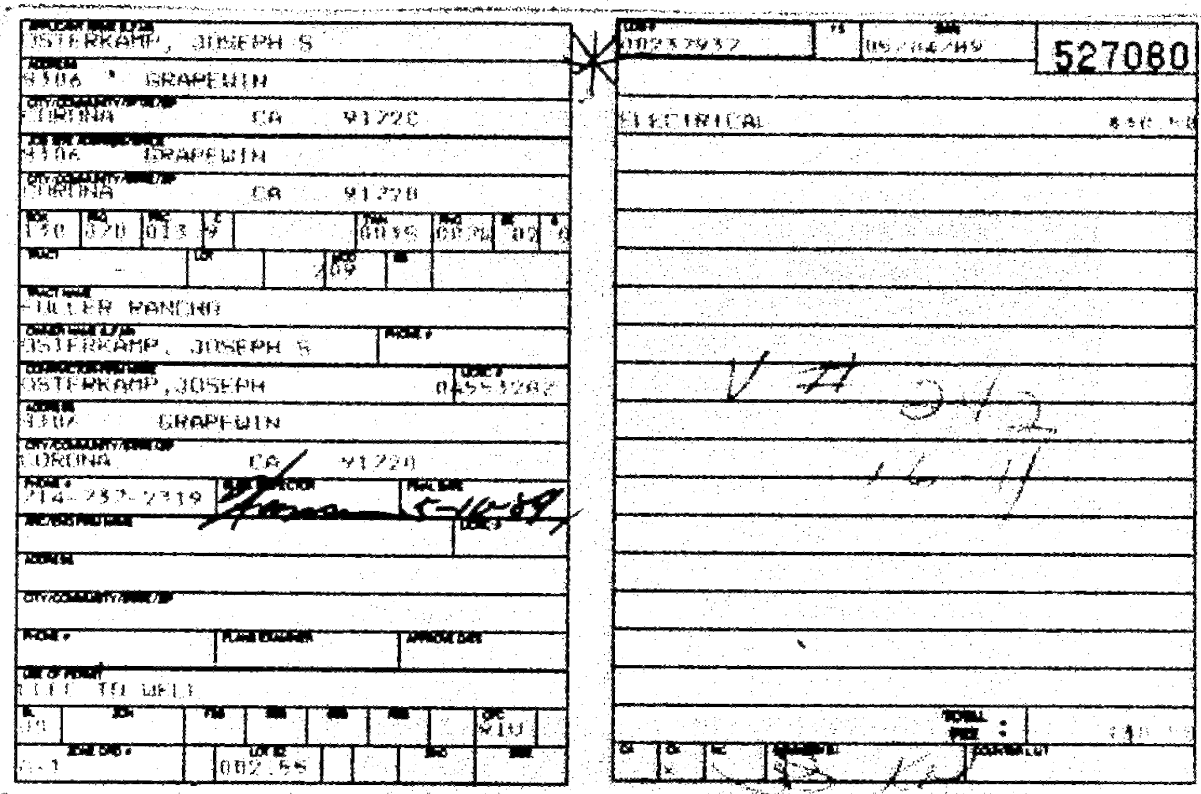
Service: Amps $1 100 $2 0 $3 0 Volts

TOTAL FEES	$30.50
Fee	7.50
Fee	18.50
Processing Fee	4.50

FILE COPY

1109

FORM 284-208 (1-87)



9306 Grapevin
Corona

527080

ELECTRICAL

ELECTRICAL
Quantity 5
Service Amps #1 100 #2 0 #3 0 Volts 0
Total Fees
Fee
Processing Fee

elec to well

10-A-5 INSPECTOR'S

1110

FORM 284-POR (1-87)

NO.	OPERATION	DATE	INSPECTOR
	BUILDING APPROVALS		
1	Set Back		
2	Pigs & Firms		
3A	Slab Grade		
3	Steel		
4	Grout Blocks		
5	Bond Beams		
6	Roof Deck		
7	Framing		
8	Vents		
9	Garage Fire Wall		
10	Fireplace P.L ☐		
10A	Fireplace T.O ☐		
11	Exterior Lath		
12	Internal Lath		
12A	Drywall		
13	Finish Grade		

	INSULATION	Thick	"R" Value		
7A	Walls (Batts)				
12B	Ceiling (Batts)				
12C	Ceiling (Blown)				
14	**Final**				

	PLUMBING APPROVALS		
15	Ground Plumb		
16	Water Piping		
17	Rough Plumb		
18	Vents		
19	Sewage Disposal		
20	Sewer		
21	Water Heater		
22	Water Softener		
23	Water Service		
24	Gas Test		
25	**Final**		

	ELECTRICAL APPROVALS		
26	Power Pole		
27	Conduit		
28	Service Entrance		
29	Wiring		
29A	Grounding Wire	5-10-89	Hansen
29B	Bonding		
30	Fixtures		
31	Service		
32	**Final**	5-10-89	Hansen

NO.	OPERATION	DATE	INSPECTOR
	MECHANICAL APPROVALS		
33	Ventilation System		
34	Plenums & Ducts		
35	Furnace Compart		
36	Inlets & Outlets		
37	Combustion Air		
38	Compressor		
39	Appl. Clearance		
40	Fire Damper		
41	Smoke Detection Device		
42	Commercial Hood		
43	**Final**		

OPTN NO.	**ADDITIONAL INFORMATION**

SEWAGE SYSTEM SIZE & LOCATION

Tank Pit L.Line

REAR OF PROPERTY LINE

P/L P/L

STREET NAME _____ 1111

DEPARTMENT OF BUILDING AND SAFETY
COUNTY OF RIVERSIDE

OWNER-BUILDER VERIFICATION

Address _____

An "owner-builder" building permit has been applied for in your name and bearing your signature.

Please complete and return this information in the envelope provided at your earliest convenience to avoid unnecessary delay in processing and issuing your building permit. No building permit will be issued until this verification is received.

1. I personally plan to provide the major labor and materials for construction of the proposed property improvement (yes or no) yes

2. I (have/have not) have signed an application for building permit for the proposed work.

3. I have contracted with the following person (firm) to provide the proposed construction:

   Name _____ Phone _____

   Address _____ City _____

   Contractors License No. _____

4. I plan to provide portions of the work, but I have hired the following person to coordinate, supervise, and provide the major work:

   Name _____ Phone _____

   Address _____ City _____

   Contractors License No. _____

5. I will provide some of the work but I have contracted (hired) the following persons to provide the work indicated:

Name	Address	Phone	Type of Work

I DECLARE UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

PROPERTY OWNER: Joseph L. Patterson 5-4-89
(Signed) (Date)

284-2002 Rev: 1/83

DEPARTMENT OF BUILDING AND SAFETY
COUNTY OF RIVERSIDE

OWNER-BUILDER INFORMATION

Dear Property Owner:

An application for a building permit has been submitted in your name listing yourself as the builder of the property improvements specified.

For your protection you should be aware that as owner-builder you are the responsible party of record on such a permit. Building permits are not required to be signed by property owners unless they are personally performing their own work. If your work is being performed by someone other than yourself, you may protect yourself from possible liability if that person applies for the proper permit in his or her name.

Contractors are required by law to be licensed and bonded by the State of California and, where required, to have a business license from the city or county. They are also required by law to put their license number on all permits for which they apply.

If you plan to do your own work, with the exception of various trades that you plan to subcontract, you should be aware of the following information for your benefit and protection.

If you employ or otherwise engage any persons other than your immediate family, and the work (including materials and other costs) is $200 or more for the entire project, and such persons are not licensed as contractors or subcontractors, then you may be an employer.

If you are an employer, you must register with the state and federal government as an employer and you are subject to several obligations including state and federal income tax withholding, federal social security taxes, workers' compensation insurance, disability insurance costs, and unemployment compensation contributions.

There may be financial risks for you if you do not carry out these obligations, and these risks are especially serious with respect to workers' compensation insurance.

For more specific information about your obligations under federal law, contact the Internal Revenue Service (and, if you wish, the U.S. Small Business Administration). For more specific information about your obligations under state law, contact the Department of Benefit Payments and the Division of Industrial Accidents.

If the structure is intended for sale, property owners who are not licensed contractors are allowed to perform their work personally or through their own employees, without a licensed contractor or subcontractor, only under limited conditions.

A frequent practice of unlicensed persons professing to be contractors is to secure an "owner-builder" building permit, erroneously implying that the property owner is providing his or her own labor and material personally. Building permits are not required to be signed by property owners unless they are performing their own work personally.

Information about licensed contractors may be obtained by contacting the Contractors' State License Board in your community or at 1020 N Street, Sacramento, California 95814.

Please complete and return the enclosed owner-builder verification form so that we can confirm that you are aware of these matters. The building permit will not be issued until the verification is returned.

Sincerely,

DEPARTMENT OF BUILDING AND SAFETY

_____

Director

284-2001 Rev.: 1/88

PLEASE PRINT AND COMPLETE THOSE PARTS OF THE FORM YOU UNDERSTAND ONLY.

APPLICATION TO CONSTRUCT WORKSHEET

(Please Print)

1 Owner's Name (Last)	First	MI	Department Use Only D / C No.
Ostertkamp	Joseph	S	237937

2 Project Address (Not Mailing Address)	City/Community
8212 GRAPEVINE RD.	Mira Loma

3 Space	State	Zip Code	Tract Name
	CA	91752	Jurupa Rancho

4 Assessor Parcel No.	Township	Range	Section	Subsection
130 070 013	3S	7W	2	

5 Lot/Parcel No.	Tract/Parcel Map No.	Date Recorded/Waived

★ ★ ★ DEPARTMENT USE ONLY ★ ★ ★

Case/Use	Special District	Flood Control-County	Nat'l	Other	Complaint	Bldg. Condemnation

Flags	Open Applications/Permits	Curb/Gutter/Sidewalk Requests	Right of Way/Easements

6 Legal Zone	LU Appl/Pmt No.	Lot	Sq. Ft./Acre	Long End	Long Side
A-1					

7 Set Back – F	S-1	S-2	R	No. of Building	Module No.	Office	Initials

8 Architect Firm Name	Street Address

9 City	State	Zip Code	Phone
		714-737-2319	( )

10 Contact	License No.
CR	2045528

11 Contractor Firm Name	Street Address
O/B	

12 City	State	Zip Code	Phone
			( )

13 OR Engineer Contact	License No.	

14 License Type	Workman's Comp. Carrier	Expiration Date

15 Workman's Comp. Insurance-Self Ins.	Certificate Issued by Admitted Carrier	Cost is L/T $100

16 Owner, Agent (if different from #1 above)	Business Address

17 City	State	Zip Code	Phone
			( )

18 Permits Required - Grading	Structural	Other

19 Permit Use

direct mail

20 Applicant Name	Street Address

21 City	State	Zip Code	Phone	Initials
			( )	

ADDITIONAL INFORMATION

LAND USE DIVISION
DEPT. OF BUILDING & SAFETY
RIVERSIDE OFFICE

284-199 2/82

DEAR APPLICANT,

This department has an automated building permit management system. Certain information exists and/or will be added to the system which identifies conditions that must be met prior to, during, and after the issuance of a building permit. Upon issuance of a permit, the system will further assist us in tracking the progress both you and this department makes in completing the requirements that must be met prior to finalization of your permit.

So that we may assist you, we ask that you fill out the reverse side of this form. PLEASE PRINT AND COMPLETE THOSE PARTS OF THE FORM YOU UNDERSTAND ONLY. Upon completion of the form, a department representative at our Land Use Code Enforcement Counter will use this information to prepare your application. Thank you.

COUNTY OF RIVERSIDE
BUILDING AND SAFETY DEPARTMENT
Permit Report

Permit #:	BAR030420	Application Date:	07/10/2003
Permit Type:	Residential Addition, Rehab (BAR)	Issue Date:	08/28/2003
Work Class:	ASFR - Addition Single Family Dwelling	Expiration Date:	
Permit Status:	Final	Finaled Date:	11/18/2003
Description:	ROOM ADDITION AND PATIO COVER		

Manufacturer: Model: Year Built:

Serial #:

HUD #: A-Unit: HUD #: B-Unit: HUD #: C-Unit:

Property Address: 8306 GRAPEWIN RD, CORONA

Parcel Number: 130070013

Legal Description:

Recorded Page:
Subdivision Name:
Lot/Parcel:
Block:
Tract Number:
Section(s)/Township(s)/Ranges(s):

Building Statistics:

Constructed:	Baths:	Bedrooms:
Central Cool:	Central Heat:	Const. Type:
Garage Type:	Prop. Area:	Roof Type:
Stories:		

Total Acreage:

Zone:

Zoning Classification(s): Zoning Area/District:
Zoning Overlay:

Contacts:

Contact Type: Applicant
Company Name: Web Page:

First Name: Steve
Middle Name:
Last Name: Myers
Title:
Email:
Business Phone: (909) 817-0525
Home Phone: (222) 000-0041
Mobile Phone:
Fax:
Other Phone:
Address(es): 1655 E 6th ST, Corona, CA 92879

Contact Type: Contractor
Company Name:
First Name: Steve
Middle Name:
Last Name: Myers
Title:
Email:
Certification Number:
Web Page:
Business Phone: (909) 817-0525
Home Phone: (222) 000-0041
Mobile Phone:
Fax:
Other Phone:
Address(es): 1655 E 6th ST, Corona, CA 92879

Contact Type: Owner
Company Name:
First Name: Anthony
Middle Name: H
Last Name: Osterkamp
Title:
Email:
Web Page:
Business Phone: (909) 737-2319
Home Phone: (222) 000-0008
Mobile Phone:
Fax:
Other Phone:
Address(es): 8301 Archibald AVE, Corona, CA 92880

Permit Details:

Front: 40
Left: 135
Right: 13
Lot Depth: 651
Rear: 360
Lot Frontage: 337
Lot: 2.55
FCC Codes: 434
Number of Units: 1
Number of Buildings: 1

E/M/P Details:

Packaged Unit: 0
Wall Furnace: 0
Appliance Vent: 1
Floor Drain: 0
Bath Tub: 0
Drinking Fountain: 0
Shower: 0
Building Sewer: 0
Kitchen Sink: 0
Garbage Disposal: 0
Washer: 0
Bar Sink: 0
Waste Interceptor: 0
Water Heater: 0
Lavatory: 0
Water Closet: 0

Bidet: 0
Urinal: 0

Fee Summary:

Fee Name	Amt.	Amt. Paid	Status
8100 - BUILDING FEES	$381.00	$381.00	Paid In Full
8110 - ELECTRICAL FEES	$37.18	$37.18	Paid In Full
8120 - PLUMBING FEES	$3.00	$3.00	Paid In Full
8130 - MECHANICAL FEES	$40.00	$40.00	Paid In Full
8160 - SMIP: RESIDENTIAL	$4.25	$4.25	Paid In Full
8190 - BUILDING PLAN CHECK	$288.75	$288.75	Paid In Full
8200 - BLDG LMS SURCHARGE FEES	$11.25	$11.25	Paid In Full

Inspections:

Inspection No.	Inspection Type	Status
I002249748-1	BLD: Set Backs/Footings & Forms	Partial

Primary Inspector	Scheduled Start Date	Actual End Date
	09/02/2003	

Comments:

Inspection No.	Inspection Type	Status
I002260057-1	BLD: Set Backs/Footings & Forms	Partial

Primary Inspector	Scheduled Start Date	Actual End Date
	09/09/2003	

Comments:

Inspection No.	Inspection Type	Status
I002268281-1	BLD: Set Backs/Footings & Forms	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	09/15/2003	

Comments:

Inspection No.	Inspection Type	Status
I002268282-1	BLD: Conduit	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	09/15/2003	

Comments:

Inspection No.	Inspection Type	Status
I002268283-1	BLD: Slab Grade	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	09/15/2003	

Comments:

Inspection No.	Inspection Type	Status
I002274788-1	BLD: Braced Walls & Shear Walls	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
Mike McCafferty	09/18/2003	

Comments:

Inspection No.	Inspection Type	Status
I002274789-1	BLD: Roof Deck	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
Mike McCafferty	09/18/2003	

Comments:

Inspection No.	Inspection Type	Status
I002300535-1	BLD: Plenums & Ducts	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	10/06/2003	

Comments:

Inspection No.	Inspection Type	Status
I002300536-1	BLD: Rough Electrical	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	10/06/2003	

Comments:

Inspection No.	Inspection Type	Status
I002300537-1	BLD: Rough Plumbing	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	10/06/2003	

Comments:

Inspection No.	Inspection Type	Status
I002300538-1	BLD: Attic Ventilation	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	10/06/2003	

Comments:

Inspection No.	Inspection Type	Status
I002300539-1	BLD: Framing	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	10/06/2003	

Comments:

Inspection No.	Inspection Type	Status
I002300540-1	BLD: Mech. Fireplace Rough	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	10/06/2003	

Comments:

Inspection No.	Inspection Type	Status
I002306780-1	BLD: Insulation Wall	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	10/09/2003	

Comments:

Inspection No.	Inspection Type	Status
I002306781-1	BLD: Insulation Ceiling	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	10/09/2003	

Comments:

Inspection No.	Inspection Type	Status
I002306782-1	BLD: Floor Insulation	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	10/09/2003	

Comments:

Inspection No.	Inspection Type	Status
I002313608-1	BLD: Exterior Lath	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
Mike McCafferty	10/15/2003	

Comments:

Inspection No.	Inspection Type	Status
I002313609-1	BLD: Drywall	Correction

Primary Inspector	Scheduled Start Date	Actual End Date
Mike McCafferty	10/15/2003	

Comments:

Inspection No.	Inspection Type	Status
I002316004-1	BLD: Drywall	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	10/16/2003	

Comments:

Inspection No.	Inspection Type	Status
I002339883-1	BLD: Attic Ventilation	Correction

Primary Inspector	Scheduled Start Date	Actual End Date
	11/03/2003	

Comments:

Inspection No.	Inspection Type	Status
I002339884-1	BLD: Firewall 1st Layer	Correction

Primary Inspector	Scheduled Start Date	Actual End Date
	11/03/2003	

Comments:

Inspection No.	Inspection Type	Status
I002343507-1	BLD: Final Inspection	Correction

Primary Inspector	Scheduled Start Date	Actual End Date
Mike McCafferty	11/05/2003	

Comments:

Inspection No.	Inspection Type	Status
I002360946-1	BLD: Water Heater	Approved

Primary Inspector | Scheduled Start Date 11/18/2003 | Actual End Date

Comments:

Inspection No.	Inspection Type	Status
I002360947-1	BLD: Smoke and Carbon Mon. Detectors	Approved

Primary Inspector | Scheduled Start Date 11/18/2003 | Actual End Date

Comments:

Inspection No.	Inspection Type	Status
I002360948-1	BLD: Grounding/Bonding	Approved

Primary Inspector | Scheduled Start Date 11/18/2003 | Actual End Date

Comments:

Inspection No.	Inspection Type	Status
I002360949-1	BLD: Service Panel	Approved

Primary Inspector | Scheduled Start Date 11/18/2003 | Actual End Date

Comments:

Inspection No.	Inspection Type	Status
I002360950-1	BLD: Final Inspection	Approved

Primary Inspector | Scheduled Start Date 11/18/2003 | Actual End Date

Comments:

Notes:

1. Water Piping/Treatment: 0.000
2. LMS Inspections: 0.000
3. Furnace >100K BTU: 0.000
4. LMS Planck Subtotal: 293.080
5. LMS Overtime Insp: 0.000
6. Backflow Device to 2": 0.000
7. Air-Handl 10K cfm: 1.000
8. LMS Processing Fee: 12.000
9. 30HP/1.00M BTU: 0.000
10. DA Fee per DU: 0
11. Construction Type: Private Garage Type WOOD (Wood)

12. PEOPLE: CONTRACTORMYERS STEVE
MYERS STEVE
MYERS CONSTRUCTION CO
1655 E 6TH ST
CORONA CA
ZIP: 92879
PHONE: 909-817-0525
DATE: 07/10/2003
NOTATION: Also is Applicant
LICENSE: 501397
LICENSE TYPE: C

13. Location: 2003 THOMAS MAP BOOK 713 A4

14. Approvals:
APPR Planning Department Approval 20030828 DMFELIX
APPR B&S: Permit Approval 20030828 TKEARNS

15. LMS Reinspections: 0.000

16. 600V_1000amp: 0.000

17. PEOPLE: APPLICANT MYERS STEVE
MYERS STEVE
MYERS CONSTRUCTION CO
1655 E 6TH ST
CORONA CA
ZIP: 92879
PHONE: 909-817-0525
DATE: 07/10/2003
NOTATION: Also is CONTRACTOR
LICENSE: 501397
LICENSE TYPE: C

18. Rainwater System: 0.000

19. Permit Fee LMS Surcharge: 6.920

20. Hood: 1.000

21. Over_600V1000amp: 0.000

22. Bldg SqFt: 1077.000

23. 50HP/1.75M BTU: 0.000

24. LMS Permit Subtotal: 472.350

25. LMS Permit Fee: 369.000

26. LMS NoFee PlanCk: 0.000

27. Plan Check LMS Surcharge: 4.330

28. Tract/Lot: FULLER RANCHO LOT 0

29. LMS Additional Plan Check: 0.000

30. Laundry tray: 0.000

31. Water Softener: 0.000

32. Incinerator: 0.000

33. PEOPLE: OWNER OSTERKAMP ANTHONY H
OSTERKAMP ANTHONY H
8301 ARCHIBALD AVE
CORONA CA

ZIP: 92880
PHONE: 909-737-2319
DATE: 07/10/2003
NOTATION:
LICENSE TYPE:

34. LMS Renewal Fee: 0.000
35. Lot size: 2.55
36. SQFT_Other_Const: 1352.000
37. Backflow Device over 2": 0.000
38. Created By: RLEA
39. Gnatcatcher Habitat: Not in habitat area
40. SQFT_Warehouse: 0.000
41. > 10K cfm: 0.000
42. OCC: Group R-3,U-1
43. LMS PC Process: 11.250
44. >50HP/1.75M BTU: 0.000
45. Service_Change: 0.000
46. LMS SMI: 4.250
47. Inspector Area: R001
48. LMS Microfilm .10 cents: 0.000
49. SQFT_Storage_Garage_Hangar: 0.000
50. LMS Overtime PC: 0.000
51. 3HP/100K BTU: 1.000
52. SKR Area: N
53. LMS No Fee Permit: 0.000
54. LMS Other Pmt Fee: 0.000
55. 15HP/500K BTU: 0.000
56. Valuation Summary: Dwell/Duplx/Lodg HouseType WOOD (Wood)
Factor: 33.26
Sq Ft: 1077
Valuation: 35821.02

Valuation Summary: Private Garage Type WOOD (Wood)
Factor: 15.12
Sq Ft: 275
Valuation: 4158.00

Valuation Summary: Air/Acc Bldg/SprinklerAir: Type R (Resid)
Factor: 2.35
Sq Ft: 1077
Valuation: 2530.95
57. LMS Microfilm .50 cents: 0.000
58. LMS P/M/E Subtotal: 80.180
59. LMS Plan Check: 276.750
60. FCC Information:
FCC Code: 434
Units: 1
Bldgs: 1
Public Owned:
61. LMS Dates
Ent Date: 20030710
Appl Date: 20030710
Appr Date: 20030828
Comp Date: 20031118
Exp Date: 0
62. SQFT_Commercial_Garage_CP: 0.000

63. 600V/200amp: 0.000
64. Routing Screen 0001001:

Department:B&S START/END , Staff's Initials:BUILD STRT, Status:Approved, Received Date:07/18/2003, Assigned Date:2003/07/18, Completed Date:2003/07/18
Comments: RIV PLANS TO NEW RACK ON 7/18/03 EB*RIV CORRECTIONS/PLANS TO 'P/C TO ENGINEER'S' RACK-7/25/2003-FK*PLANS ASSIGNED TO DM. 8/5/03. SV*RIV,PLANS TO CORR.RACK,MAILED THE CARD,CALLED THE APPLCANT,8/8/03,DM*RIV PLANS OFC 8/8/03JV*PLANS BACK FROM C ORRECTIONS TO FK RACK 08/21/03 CL**RIV PLANS TO DEV'S RACK F OR RE-REVIEW-8/21/2003-FK*RIV,PLANS TO APPROVED RACK,MAILED THE CARD,CALLED THE APPLICANT.8/28/03,DM*

Department:B&S PLAN CHECK , Staff's Initials:BSPLCKFK, Status:DENIED, Received Date:07/18/2003, Assigned Date:2003/07/25, Completed Date:2003/07/25

Department:B&S PC ENGINEER , Staff's Initials:BSPCENDM, Status:DENIED, Received Date:07/25/2003, Assigned Date:2003/08/05, Completed Date:2003/08/08

Department:B&S PLAN CHECK , Staff's Initials:BSPLCKFK, Status:Approved, Received Date:08/22/2003, Assigned Date:2003/08/22, Completed Date:2003/08/22

Department:B&S PC ENGINEER , Staff's Initials:BSPCENDM, Status:Approved, Received Date:08/22/2003, Assigned Date:2003/08/28, Completed Date:2003/08/28

Department:B&S PC ENGINEER , Staff's Initials:BSPCENDM, Status:Approved, Received Date:08/28/2003, Assigned Date:2003/08/28, Completed Date:2003/08/28

Department:B&S START/END , Staff's Initials:ENDBLDEND, Status:Approved, Received Date:07/18/2003, Assigned Date:2003/08/28, Completed Date:2003/08/28

65. Additional Fees LMS Surcharge: 0.000
66. SKR Habitat: N
67. LMS Total Calc Fees: 765.430
68. Ventilation System: 0.000
69. Construction Type: Dwell/Duplx/Lodg HouseType WOOD (Wood)
70. Multi_Outlet: 0.000
71. Each_hp_kw_kva: 0.000
72. Lawn Sprinkler System: 0.000
73. Outlet_Fixture: 0.000
74. Misc Mech Equip: 0.000
75. Cesspool: 0.000
76. Drainage/Vent Piping: 1.000
77. Vacuum Breakers: 0.000
78. Furnace 100K BTU: 1.000
79. Comments Screen:
08/28/03 AANGUIAN PERMIT W/APP&SITE PLAN FILE IN RES/L RACK 08/28/03 ART*
11/19/03 AANGUIAN PERMIT W/APP&SITE PLAN TO BE DESTROY 02/04
80. Private Sewage System: 0.000
81. FTL Fee Area: N
82. Construction Type: Air/Acc Bldg/SprinklerAir: Type R (Resid)

COUNTY OF RIVERSIDE
BUILDING AND SAFETY DEPARTMENT
Permit Report

Permit #:	BEL021132	Application Date:	09/24/2002
Permit Type:	Electric (BEL)	Issue Date:	
Work Class:	CELE - Commercial Electric	Expiration Date:	01/01/1900
Permit Status:	Void	Finaled Date:	
Description:	ELECTRIC COMMERCIAL METER TO BARN ONLY		

Manufacturer:	Model:	Year Built:
Serial #:		
HUD #: A-Unit:	HUD #: B-Unit:	HUD #: C-Unit:

Property Address: 8312 GRAPEWIN RD, CORONA

Parcel Number: 130070014

Legal Description:

Recorded Page:
Subdivision Name:
Lot/Parcel:
Block:
Tract Number:
Section(s)/Township(s)/Ranges(s):

Building Statistics:

Constructed:	Baths:	Bedrooms:
Central Cool:	Central Heat:	Const. Type:
Garage Type:	Prop. Area:	Roof Type:
Stories:		

Total Acreage:

Zone:

Zoning Classification(s):
Zoning Overlay:
Zoning Area/District:

Contacts:

Contact Type: Applicant
Company Name: Volt Edge Services
Web Page:

First Name:
Middle Name:
Last Name:
Title:
Email:
Business Phone: (909) 312-1662
Home Phone: (222) 000-0005
Mobile Phone:
Fax:
Other Phone:
Address(es): 509 W Locust ST, Ontario, CA 91762

Contact Type: Contractor
Company Name: Volt Edge Services
First Name:
Middle Name:
Last Name:
Title:
Email:
Certification Number:
Web Page:
Business Phone: (909) 312-1662
Home Phone: (222) 000-0005
Mobile Phone:
Fax:
Other Phone:
Address(es): 509 W Locust ST, Ontario, CA 91762

Contact Type: Owner
Company Name:
First Name: Joanne
Middle Name: L
Last Name: Peacock
Title:
Email:
Web Page:
Business Phone: (909) 279-6988
Home Phone: (222) 000-0015
Mobile Phone:
Fax:
Other Phone:
Address(es): 8312 Grapewin RD, Corona, CA 92880

Permit Details:

E/M/P Details:

Fee Summary:

Fee Name	Amt.	Amt. Paid	Status

Inspections:

Inspection No.	Inspection Type	Status

Primary Inspector	Scheduled Start Date	Actual End Date

Comments:

Notes:

1. PEOPLE: APPLICANT VOLT EDGE SERVICES
VOLT EDGE SERVICES
509 W LOCUST ST
ONTARIO CA

ZIP: 91762
PHONE: 909-312-1662
DATE: 09/24/2002
NOTATION: Also is CONTRACTOR
LICENSE: 540858
LICENSE TYPE: C

2. LMS Renewal Fee: 0.000
3. Temp_Sales_Stand: 0.000
4. Each_hp_kw_kva: 0.000
5. Swimming_Pool: 0.000
6. Temp. Const. Wiring: 0.000
7. LMS Microfilm .10 cents: 0.000
8. Multi_Outlet: 0.000
9. SQFT_Commercial_Garage_CP: 0.000
10. LMS Additional Plan Check: 0.000
11. LMS No Fee Permit: 0.000
12. Additional Fees LMS Surcharge: 0.000
13. LMS Overtime Insp: 0.000
14. LMS Reinspections: 0.000
15. Overhead/Under-#Poles: 0.000
16. SQFT_Warehouse: 0.000
17. Over_600V1000amp: 0.000
18. Area_Light_Standard: 0.000
19. Additional_Temp_Poles: 0.000
20. Location: TG713/A4
21. Relocate Building: 0.000
22. Temp_Use_Permit: 0.000
23. PEOPLE: CONTRACTORVOLT EDGE SERVICES
VOLT EDGE SERVICES
509 W LOCUST ST
ONTARIO CA

ZIP: 91762
PHONE: 909-312-1662
DATE: 09/24/2002
NOTATION: Also is Applicant
LICENSE: 540858
LICENSE TYPE: C

24. LMS Plan Check: 0.000
25. LMS Permit Subtotal: 119.520

26. PEOPLE: OWNER PEACOCK JOANNE L
PEACOCK JOANNE L
8312 GRAPEWIN RD
CORONA CA

ZIP: 92880
PHONE: 909-279-6988
DATE: 09/24/2002
NOTATION:
LICENSE TYPE:

27. SKR Habitat: N

28. Tract/Lot: FULLER RANCHO LOT 0 POR

29. Service_Change: 0.000

30. LMS Overtime PC: 0.000

31. Permit Fee LMS Surcharge: 1.770

32. FTL Fee Area: N

33. FCC Information:
FCC Code:
Units: 0
Bldgs: 0
Public Owned:

34. Comments Screen:
09/24/02 DMFELIX OK TO ISSUE PER DAVE LEONARD.DF

35. LMS Dates
Ent Date: 20020924
Appl Date: 20020924
Appr Date: 0
Comp Date: 0
Exp Date: 0

36. LMS Total Calc Fees: 119.520

37. Plan Check LMS Surcharge: 0.000

38. LMS Microfilm .50 cents: 0.000

39. Temp_Service: 0.000

40. Outlet_Fixture: 0.000

41. SKR Area: N

42. LMS Inspections: 0.000

43. Temp_Sales_Stand: 0.000

44. Inspector Area: R001

45. Notices
09/24/2002 DMFELIX NO SEPARATE ADDRESS FOR THIS PERMIT.

46. Approvals:
APPR Planning Department Approval 20020924 DMFELIX

47. SQFT_Storage_Garage_Hangar: 0.000

48. SQFT_Other_Const: 0.000

49. Created By: DMFE

50. 600V/200amp: 0.000

51. 600V_1000amp: 0.000

52. Gnatcatcher Habitat: Not in habitat area

53. LMS NoFee PlanCk: 0.000

54. RSA Fee per DU: 0

55. LMS Processing Fee: 0.000

56. LMS Planck Subtotal: 0.000
57. RSA Number: 45

COUNTY OF RIVERSIDE
BUILDING AND SAFETY DEPARTMENT
Permit Report

Permit #:	BEL021395	Application Date:	12/02/2002
Permit Type:	Electric (BEL)	Issue Date:	12/02/2002
Work Class:	CELE - Commercial Electric	Expiration Date:	
Permit Status:	Final	Finaled Date:	02/07/2003
Description:	200 AMP ELEC METER TO HORSE BARN & AG REG HAY BARN		

Manufacturer: Model: Year Built:

Serial #:

HUD #: A-Unit: HUD #: B-Unit: HUD #: C-Unit:

Property Address: 8312 GRAPEWIN RD, CORONA

Parcel Number: 130070014

Legal Description:

Recorded Page:
Subdivision Name:
Lot/Parcel:
Block:
Tract Number:
Section(s)/Township(s)/Ranges(s):

Building Statistics:

Constructed:	Baths:	Bedrooms:
Central Cool:	Central Heat:	Const. Type:
Garage Type:	Prop. Area:	Roof Type:
Stories:		

Total Acreage:

Zone:

Zoning Classification(s): Zoning Area/District:
Zoning Overlay:

Contacts:

Contact Type: Applicant
Company Name: Volt Edge Services Web Page:

First Name:
Middle Name:
Last Name:
Title:
Email:
Business Phone: (909) 312-1662
Home Phone: (222) 000-0005
Mobile Phone:
Fax:
Other Phone:
Address(es): 509 W Locust ST, Ontario, CA 91762

Contact Type: Contractor
Company Name: Volt Edge Services
First Name:
Middle Name:
Last Name:
Title:
Email:
Certification Number:
Web Page:
Business Phone: (909) 312-1662
Home Phone: (222) 000-0005
Mobile Phone:
Fax:
Other Phone:
Address(es): 509 W Locust ST, Ontario, CA 91762

Contact Type: Owner
Company Name:
First Name: Joanne
Middle Name: L
Last Name: Peacock
Title:
Email:
Web Page:
Business Phone: (909) 279-6988
Home Phone: (222) 000-0015
Mobile Phone:
Fax:
Other Phone:
Address(es): 8312 Grapewin RD, Corona, CA 92880

Permit Details:

E/M/P Details:

Fee Summary:

Fee Name	Amt.	Amt. Paid	Status
8110 - ELECTRICAL FEES	$116.00	$116.00	Paid In Full
8200 - BLDG LMS SURCHARGE FEES	$1.74	$1.74	Paid In Full

Inspections:

Inspection No.	Inspection Type	Status
I001974399-1	BLD: Grounding/Bonding	Approved

Primary Inspector
Scheduled Start Date 02/07/2003
Actual End Date
Comments:

Inspection No.	Inspection Type	Status
I001974400-1	BLD: Service Panel	Approved

Primary Inspector
Scheduled Start Date 02/07/2003
Actual End Date
Comments:

Inspection No.	Inspection Type	Status
I001974401-1	BLD: Final Inspection	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	02/07/2003	

Comments:

Notes:

1. Overhead/Under-#Poles: 0.000
2. Created By: RLEA
3. LMS Dates
Ent Date: 20021202
Appl Date: 20021202
Appr Date: 20021202
Comp Date: 20030207
Exp Date: 0
4. Approvals:
APPR Planning Department Approval 20021202 RLEACH
APPR B&S: Permit Approval 20021202 CLANDERO
5. SQFT_Warehouse: 0.000
6. Outlet_Fixture: 2.000
7. Temp_Service: 0.000
8. Swimming_Pool: 0.000
9. LMS Planck Subtotal: 0.000
10. LMS Inspections: 0.000
11. FCC Information:
FCC Code:
Units: 0
Bldgs: 0
Public Owned:
12. RSA Number: 45
13. Additional Fees LMS Surcharge: 0.000
14. SQFT_Storage_Garage_Hangar: 0.000
15. LMS Reinspections: 0.000
16. Permit Fee LMS Surcharge: 1.740
17. RSA Fee per DU: 0
18. SKR Habitat: N
19. SQFT_Other_Const: 0.000
20. LMS No Fee Permit: 0.000
21. LMS Microfilm .10 cents: 0.000
22. Additional_Temp_Poles: 0.000
23. LMS Microfilm .50 cents: 0.000
24. Relocate Building: 0.000
25. SKR Area: N
26. Temp. Const. Wiring: 0.000
27. Temp_Sales_Stand: 0.000
28. LMS Additional Plan Check: 0.000
29. LMS Renewal Fee: 0.000
30. 600V_1000amp: 0.000
31. Inspector Area: R001

32. Multi_Outlet: 0.000
33. LMS NoFee PlanCk: 0.000
34. LMS Overtime Insp: 0.000
35. LMS Plan Check: 0.000
36. SQFT_Commercial_Garage_CP: 0.000
37. Tract/Lot: FULLER RANCHO LOT O POR
38. LMS Overtime PC: 0.000
39. FTL Fee Area: N
40. Gnatcatcher Habitat: Not in habitat area
41. PEOPLE: CONTRACTORVOLT EDGE SERVICES
VOLT EDGE SERVICES
509 W LOCUST ST
ONTARIO CA

ZIP: 91762
PHONE: 909-312-1662
DATE: 12/02/2002
NOTATION: Also is Applicant
LICENSE: 540858
LICENSE TYPE: C
42. Area_Light_Standard: 0.000
43. PEOPLE: APPLICANT VOLT EDGE SERVICES
VOLT EDGE SERVICES
509 W LOCUST ST
ONTARIO CA

ZIP: 91762
PHONE: 909-312-1662
DATE: 12/02/2002
NOTATION: Also is CONTRACTOR
LICENSE: 540858
LICENSE TYPE: C
44. Temp_Sales_Stand: 0.000
45. Plan Check LMS Surcharge: 0.000
46. LMS Processing Fee: 0.000
47. 600V/200amp: 1.000
48. PEOPLE: OWNER PEACOCK JOANNE L
PEACOCK JOANNE L
8312 GRAPEWIN RD
CORONA CA

ZIP: 92880
PHONE: 909-279-6988
DATE: 12/02/2002
NOTATION:
LICENSE TYPE:
49. LMS Total Calc Fees: 117.740
50. Temp_Use_Permit: 0.000
51. Service_Change: 0.000
52. Over_600V1000amp: 0.000
53. Each_hp_kw_kva: 0.000
54. Location: 2003 THOMAS MAP BOOK 713 A4
55. LMS Permit Subtotal: 117.740

56. Comments Screen:
12/02/02 ADELTORO PERMIT W/APP&SITE PLANS FILED IN DRAWER.
09/29/03 ADELTORO PERMTI W/APP&PLANS DESTROYED

COUNTY OF RIVERSIDE
BUILDING AND SAFETY DEPARTMENT
Permit Report

Permit #:	BEL031401	Application Date:	11/20/2003
Permit Type:	Electric (BEL)	Issue Date:	11/20/2003
Work Class:	CELE - Commercial Electric	Expiration Date:	
Permit Status:	Final	Finaled Date:	11/25/2003
Description:	RELOCATE 200 AMP SERVICE		

Manufacturer:	Model:	Year Built:
Serial #:		
HUD #: A-Unit:	HUD #: B-Unit:	HUD #: C-Unit:

Property Address: 8306 GRAPEWIN RD, CORONA

Parcel Number: 130070013

Legal Description:

Recorded Page:
Subdivision Name:
Lot/Parcel:
Block:
Tract Number:
Section(s)/Township(s)/Ranges(s):

Building Statistics:

Constructed:	Baths:	Bedrooms:
Central Cool:	Central Heat:	Const. Type:
Garage Type:	Prop. Area:	Roof Type:
Stories:		

Total Acreage:

Zone:

Zoning Classification(s): Zoning Area/District:
Zoning Overlay:

Contacts:

Contact Type: Applicant
Company Name: Web Page:

First Name: Steve
Middle Name:
Last Name: Myers
Title:
Email:
Business Phone: (909) 817-0525
Home Phone: (222) 000-0041
Mobile Phone:
Fax:
Other Phone:
Address(es): 1655 E 6th ST, Corona, CA 92879

Contact Type: Contractor
Company Name:
First Name: Steve
Middle Name:
Last Name: Myers
Title:
Email:
Certification Number:
Web Page:
Business Phone: (909) 817-0525
Home Phone: (222) 000-0041
Mobile Phone:
Fax:
Other Phone:
Address(es): 1655 E 6th ST, Corona, CA 92879

Contact Type: Owner
Company Name:
First Name: Anthony
Middle Name: H
Last Name: Osterkamp
Title:
Email:
Web Page:
Business Phone: (909) 737-2319
Home Phone: (222) 000-0008
Mobile Phone:
Fax:
Other Phone:
Address(es): 8301 Archibald AVE, Corona, CA 92880

Permit Details:

E/M/P Details:

Fee Summary:

Fee Name	Amt.	Amt. Paid	Status
8110 - ELECTRICAL FEES	$119.00	$119.00	Paid In Full
8200 - BLDG LMS SURCHARGE FEES	$1.79	$1.79	Paid In Full

Inspections:

Inspection No.	Inspection Type	Status
I002370475-1	BLD: Grounding/Bonding	Approved

Primary Inspector | Scheduled Start Date: 11/24/2003 | Actual End Date

Comments:

Inspection No.	Inspection Type	Status
I002370476-1	BLD: Service Panel	Approved

Primary Inspector | Scheduled Start Date: 11/24/2003 | Actual End Date

Comments:

Inspection No.	Inspection Type	Status
I002370477-1	BLD: Final Inspection	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	11/25/2003	

Comments:

Notes:

1. Approvals:
APPR B&S: Permit Approval 20031120 CLANDERO
2. SKR Habitat: N
3. LMS Reinspections: 0.000
4. Temp. Const. Wiring: 0.000
5. PEOPLE: OWNER OSTERKAMP ANTHONY H
OSTERKAMP ANTHONY H
8301 ARCHIBALD AVE
CORONA CA

ZIP: 92880
PHONE: 909-737-2319
DATE: 11/20/2003
NOTATION:
LICENSE TYPE:
6. PEOPLE: APPLICANT MYERS STEVE
MYERS STEVE
MYERS CONSTRUCTION CO
1655 E 6TH ST
CORONA CA
ZIP: 92879
PHONE: 909-817-0525
DATE: 11/20/2003
NOTATION: Also is CONTRACTOR
LICENSE: 501397
LICENSE TYPE: C
7. LMS Overtime Insp: 0.000
8. Comments Screen:
11/21/03 AANGUIAN PERMIT W/APP&SITE PLAN FILE IN DRAWER
12/02/03 ADELTORO PEMRTI W/APP&PLANS TO BE DESTROYED 02/04
9. Gnatcatcher Habitat: Not in habitat area
10. LMS Microfilm .10 cents: 0.000
11. LMS Inspections: 0.000
12. PEOPLE: CONTRACTORMYERS STEVE
MYERS STEVE
MYERS CONSTRUCTION CO
1655 E 6TH ST
CORONA CA
ZIP: 92879
PHONE: 909-817-0525
DATE: 11/20/2003
NOTATION: Also is Applicant
LICENSE: 501397
LICENSE TYPE: C
13. Permit Fee LMS Surcharge: 1.790
14. SKR Area: N

15. Outlet_Fixture: 0.000
16. Area_Light_Standard: 0.000
17. LMS NoFee PlanCk: 0.000
18. Temp_Use_Permit: 0.000
19. LMS Microfilm .50 cents: 0.000
20. LMS Permit Subtotal: 120.790
21. Overhead/Under-#Poles: 0.000
22. Inspector Area: R001
23. Location: TG 685 J-4
24. LMS Plan Check: 0.000
25. Over_600V1000amp: 0.000
26. FTL Fee Area: N
27. LMS Planck Subtotal: 0.000
28. SQFT_Commercial_Garage_CP: 0.000
29. 600V_1000amp: 0.000
30. LMS No Fee Permit: 0.000
31. LMS Processing Fee: 0.000
32. LMS Dates

Ent Date: 20031120
Appl Date: 20031120
Appr Date: 20031120
Comp Date: 20031125
Exp Date: 20040522

33. LMS Total Calc Fees: 120.790
34. Tract/Lot: FULLER RANCHO   LOT 0
35. LMS Renewal Fee: 0.000
36. Created By: CLAN
37. Plan Check LMS Surcharge: 0.000
38. RSA Fee per DU: 0
39. 600V/200amp: 1.000
40. Temp_Sales_Stand: 0.000
41. Swimming_Pool: 0.000
42. Each_hp_kw_kva: 0.000
43. Relocate Building: 0.000
44. Temp_Service: 0.000
45. SQFT_Warehouse: 0.000
46. SQFT_Other_Const: 0.000
47. SQFT_Storage_Garage_Hangar: 0.000
48. LMS Additional Plan Check: 0.000
49. Additional_Temp_Poles: 0.000
50. Service_Change: 0.000
51. Temp_Sales_Stand: 0.000
52. FCC Information:

FCC Code:
Units: 0
Bldgs: 0
Public Owned:

53. RSA Number: 45
54. Multi_Outlet: 0.000

55. Additional Fees LMS Surcharge: 0.000
56. LMS Overtime PC: 0.000

COUNTY OF RIVERSIDE
BUILDING AND SAFETY DEPARTMENT
Permit Report

Permit #:	BFE020023	Application Date:	06/10/2002
Permit Type:	Fee Only (BFE)	Issue Date:	06/10/2002
Work Class:	AREG - Agricultural Registration	Expiration Date:	
Permit Status:	Paid	Finaled Date:	06/10/2002
Description:	AG REG - COVER FOR PRIVATE ARENA(OPEN ALL SIDES)		

Manufacturer:	Model:	Year Built:
Serial #:		
HUD #: A-Unit:	HUD #: B-Unit:	HUD #: C-Unit:

Property Address: 8312 GRAPEWIN RD, CORONA

Parcel Number: 130070014

Legal Description:

Recorded Page:
Subdivision Name:
Lot/Parcel:
Block:
Tract Number:
Section(s)/Township(s)/Ranges(s):

Building Statistics:

Constructed:	Baths:	Bedrooms:
Central Cool:	Central Heat:	Const. Type:
Garage Type:	Prop. Area:	Roof Type:
Stories:		

Total Acreage:

Zone:

Zoning Classification(s): Zoning Area/District:
Zoning Overlay:

Contacts:

Contact Type: Applicant
Company Name: Web Page:

First Name:	Joanne	Business Phone:	(909) 279-6988
Middle Name:	L	Home Phone:	(222) 000-0015
Last Name:	Peacock	Mobile Phone:	
Title:		Fax:	
Email:		Other Phone:	

Address(es): 8312 Grapewin RD, Corona, CA 92880

Contact Type:	Contractor		
Company Name:	Owner/Builder	Web Page:	
First Name:	Owner/Builder	Business Phone:	
Middle Name:		Home Phone:	
Last Name:	Owner/Builder	Mobile Phone:	
Title:		Fax:	
Email:		Other Phone:	

Certification Number:

Address(es):

Contact Type:	Owner		
Company Name:		Web Page:	
First Name:	Joanne	Business Phone:	(909) 279-6988
Middle Name:	L	Home Phone:	(222) 000-0015
Last Name:	Peacock	Mobile Phone:	
Title:		Fax:	
Email:		Other Phone:	

Address(es): 8312 Grapewin RD, Corona, CA 92880

Permit Details:

E/M/P Details:

Fee Summary:

Fee Name	Amt.	Amt. Paid	Status
8100 - BUILDING FEES	$30.00	$30.00	Paid In Full
8200 - BLDG LMS SURCHARGE FEES	$0.45	$0.45	Paid In Full

Inspections:

Inspection No. Inspection Type Status

Primary Inspector Scheduled Start Date Actual End Date

Comments:

Notes:

1. LMS Overtime PC: 0.000

2. PEOPLE: OWNER PEACOCK JOANNE L
PEACOCK JOANNE L
8312 GRAPEWIN RD
CORONA CA

ZIP: 92880
PHONE: 909-279-6988
DATE: 06/10/2002
NOTATION: Also is Applicant
LICENSE TYPE:

3. LMS NoFee PlanCk: 0.000

4. Approvals:
APPR B&S: Permit Approval 20020610 CLANDERO

5. LMS Planck Subtotal: 0.000

6. PEOPLE: APPLICANT PEACOCK JOANNE L
PEACOCK JOANNE L
8312 GRAPEWIN RD
CORONA CA

ZIP: 92880
PHONE: 909-279-6988
DATE: 06/10/2002
NOTATION:
LICENSE TYPE:

7. FCC Information:
FCC Code:
Units: 0
Bldgs: 0
Public Owned:

8. LMS Permit Subtotal: 0.000

9. LMS Total Calc Fees: 30.450

10. District:

11. Permit Fee LMS Surcharge: 0.000

12. LMS Processing Fee: 0.000

13. LMS Microfilm .50 cents: 0.000

14. Plan Check LMS Surcharge: 0.000

15. Notices
06/10/2002 BBREWING LOT ON SEPTIC SYSTEM

16. LMS Overtime Insp: 0.000

17. LMS Dates
Ent Date: 20020610
Appl Date: 20020610
Appr Date: 0
Comp Date: 20020610
Exp Date: 0

18. PEOPLE: CONTRACTOROWNER/BUILDER
OWNER/BUILDER

ZIP:
PHONE:
DATE: 06/10/2002
NOTATION: 540331
LICENSE: 00000000000001
LICENSE TYPE: C

19. LMS Additional Plan Check: 0.000
20. LMS Reinspections: 0.000
21. LMS Microfilm .10 cents: 0.000
22. Additional Fees LMS Surcharge: 0.450
23. Comments Screen:
06/10/02 ADELTORO PERMIT W/APP&SITE PLANS FILED IN DRAWER.
10/01/03 ADELTORO permti w/app destroyed
24. LMS Plan Check: 0.000
25. LMS No Fee Permit: 0.000
26. Location: MAJOR X ST - ARCHIBALD AND SCHLEISMAN
27. LMS Inspections: 0.000
28. LMS Renewal Fee: 0.000
29. Created By: BBRE

COUNTY OF RIVERSIDE
BUILDING AND SAFETY DEPARTMENT
Permit Report

Permit #:	BGR080368	Application Date:	10/15/2008
Permit Type:	Grading (BGR)	Issue Date:	10/22/2008
Work Class:	GOTH - Grading Other	Expiration Date:	
Permit Status:	Final	Finaled Date:	05/18/2009
Description:	COUNTY OF RIVERSIDE TRANSPORTATION 12 SURFACE MINE		

Manufacturer:	Model:	Year Built:
Serial #:		
HUD #: A-Unit:	HUD #: B-Unit:	HUD #: C-Unit:

Property Address: 18630 DAY ST, PERRIS
22201 MARKHAM ST, PERRIS
37566 BROOKSIDE AVE, BEAUMONT

Parcel Number: 815120001, 314060011, 457030011, 717140002, 407180003, 407170010, 130080006, 314060027, 555050033, 314060028, 314060006, 576210001, 314060009, 314070022, 130080015, 314060010, 407190008, 314060033, 130080012, 915700016, 879230021, 314060069

Legal Description:

Recorded Page:
Subdivision Name:
Lot/Parcel:
Block:
Tract Number:
Section(s)/Township(s)/Ranges(s):

Building Statistics:

Constructed:	Baths:	Bedrooms:
Central Cool:	Central Heat:	Const. Type:
Garage Type:	Prop. Area:	Roof Type:
Stories:		

Total Acreage:

Zone:

Zoning Classification(s): Zoning Area/District:
Zoning Overlay:

Contacts:

Contact Type:	Applicant		
Company Name:	County of Riverside Road Dept	Web Page:	
First Name:		Business Phone:	(714) 787-2031
Middle Name:		Home Phone:	(222) 000-0003
Last Name:		Mobile Phone:	
Title:		Fax:	
Email:		Other Phone:	

Address(es): 2950 Washington ST, Riverside, CA 92504

Contact Type:	Owner		
Company Name:	County of Riverside	Web Page:	
First Name:		Business Phone:	(951) 955-8916
Middle Name:		Home Phone:	(222) 000-0366
Last Name:		Mobile Phone:	
Title:		Fax:	
Email:		Other Phone:	

Address(es): 3133 7th ST, Riverside, CA 92507

Permit Details:

FCC Codes: O/S

E/M/P Details:

Fee Summary:

Fee Name	Amt.	Amt. Paid	Status
8200 - BLDG LMS SURCHARGE FEES	$306.00	$306.00	Paid In Full
8300 - DEPOSIT BASED BLDG FEE	$15,306.00	$15,306.00	Paid In Full

Inspections:

Inspection No.	Inspection Type	Status
I004229587-1	BLD: Final Inspection	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	05/18/2009	

Comments:

Notes:

1. LMS Renewal Fee: 0.000
2. Approvals:
APPR B&S: Permit Approval 20081015 DGREGORI
APPR Planning Department Approval 20081015 DGREGORI
3. LMS Overtime PC: 0.000
4. LMS Additional Plan Check: 0.000
5. FCC Information:
FCC Code: OS
Units: 0
Bldgs: 0
Public Owned:
6. Tract/Lot: COUNTY OF RIVERSIDE

7. Additional Fees LMS Surcharge: 0.000
8. LMS Processing Fee: 40.000
9. LMS Permit Subtotal: 0.000
10. LMS NoFee PlanCk: 0.000
11. LMS Planck Subtotal: 0.000
12. LMS Microfilm .50 cents: 0.000
13. LMS Microfilm .10 cents: 0.000
14. Routing Screen 0001001:

Department:B&S START/END , Staff's Initials:BUILD STRT, Status:Approved, Received Date:10/15/2008, Assigned Date:2008/10/15, Completed Date:2008/10/15

Department:B&S START/END , Staff's Initials:ENDBLDEND, Status:Approved, Received Date:10/15/2008, Assigned Date:2008/10/15, Completed Date:2008/10/15

15. LMS Inspections: 0.000
16. Plan Check LMS Surcharge: 0.000
17. LMS Total Calc Fees: 2079.580
18. PEOPLE: APPLICANT COUNTY OF RIVERSIDE
COUNTY OF RIVERSIDE
TRANSPORTATION
2950 WASHINGTON STREET
RIVERSIDE, CA
ZIP: 92504
PHONE: 951-955-6817
DATE: 10/15/2008
NOTATION:
LICENSE TYPE:
19. Inspector Area: RG01
20. LMS area of Disturbance: 0.000
21. LMS Plan Check: 0.000
22. LMS Reinspections: 0.000
23. Permit Fee LMS Surcharge: 0.000

24. Comments Screen:

10/15/08 DGREGORI 915-700-016	RP138	E. BENTON PIT
10/15/08 DGREGORI 717-140-002	RP139	MTN. VIEW RD PIT
10/15/08 DGREGORI 314-060-006	RP140	MARKHAM PIT
10/15/08 DGREGORI 366-030-075	RP141	BUNDY CANYON PIT
10/15/08 DGREGORI 457-030-011	RP142	JUNIPER FLATS PIT
10/15/08 DGREGORI 879-230-021	RP144	BRADSHAW PIT
10/15/08 DGREGORI 555-050-033	RP145	LITTLE LAKE PIT
10/15/08 DGREGORI 815-120-001	RP147	MIDLAND PIT
10/15/08 DGREGORI 576-210-001	RP148	TERWILLIGER PIT
10/15/08 DGREGORI 130-080-015	RP151	RIVER ROAD SAND REMOVAL
10/15/08 DGREGORI 130-080-012		
10/15/08 DGREGORI 130-080-006		
10/15/08 DGREGORI 407-180-003	RP162	BROOKSIDE MATERIAL YARD
10/15/08 DGREGORI 407-170-010		
10/15/08 DGREGORI 407-190-008		
10/15/08 DGREGORI 314-070-022	RP164	MARKHAM MATERIAL YARD
10/15/08 DGREGORI 314-060-069		
10/15/08 DGREGORI 314-060-033		
10/15/08 DGREGORI 314-060-028		
10/15/08 DGREGORI 314-060-027		
10/15/08 DGREGORI 314-060-011		
10/15/08 DGREGORI 314-060-010		
10/15/08 DGREGORI 314-060-009		
10/15/08 DGREGORI 314-060-006		

03/02/09 PBROESAM 03/02/09 NPDES inspection with Dan G. 336-030-075
03/02/09 PBROESAM 03/02/09 NPDES inspection with Dan G. 915-700-016

25. LMS Number of Lots: 0.000

26. Created By: DGRE

27. Notices
10/15/2008 DGREGORI SEE COMMENTS
03/30/2009 DEBOFLOR STMT MAILED 03/30/09 - STMT RETURNED NEED UPDATED ADDRESS
05/18/2009 LMS STATUS CHANGED TO FINAL 05/18/2009
02/22/2010 LMS DBF REFUND $1650.33 PV#241054 CK#1944017 2/17/2010

28. PEOPLE: OWNER COUNTY OF RIVERSIDE
COUNTY OF RIVERSIDE
3133 7TH ST
RIVERSIDE CALIFORNIA

ZIP: 92501
PHONE:
DATE: 10/15/2008
NOTATION: Also is Applicant
LICENSE TYPE:

29. District:

30. LMS Overtime Insp: 0.000

31. LMS Dates
Ent Date: 20081015
Appl Date: 20081015
Appr Date: 20081022
Comp Date: 20090518
Exp Date: 20090420

32. LMS Cubic Yards: 1.000

33. LMS No Fee Permit: 0.000

COUNTY OF RIVERSIDE
BUILDING AND SAFETY DEPARTMENT
Permit Report

Permit #:	BGR090106	Application Date:	06/18/2009
Permit Type:	Grading (BGR)	Issue Date:	07/01/2009
Work Class:	GOTH - Grading Other	Expiration Date:	
Permit Status:	Final	Finaled Date:	06/29/2010

Description: 2009/2010 ANNUAL SURFACE MINE INSPECTION
91-33-0094 RP 162
91-33-0053 RP 124
91-33-0052 RP 138
91-33-0054 RP 164
91-33-0049 RP 141
91-33-0055 RP 145
91-33-0046 RP 144
91-33-0047 RP 148
91-33-0048 RP 139
91-33-0051 RP 147
91-33-0094 RP 154

Manufacturer:	Model:	Year Built:
Serial #:		
HUD #: A-Unit:	HUD #: B-Unit:	HUD #: C-Unit:

Property Address:

Parcel Number: 130080006

Legal Description:

Recorded Page:
Subdivision Name:
Lot/Parcel:
Block:
Tract Number:
Section(s)/Township(s)/Ranges(s):

Building Statistics:

Constructed:	Baths:	Bedrooms:
Central Cool:	Central Heat:	Const. Type:
Garage Type:	Prop. Area:	Roof Type:
Stories:		

Total Acreage:

Zone:

Zoning Classification(s):
Zoning Overlay:

Zoning Area/District:

Contacts:

Contact Type: Applicant
Company Name: Riverside County Transportation
First Name:
Middle Name:
Last Name:
Title:
Email:
Web Page:
Business Phone: (951) 955-6817
Home Phone: (222) 000-0012
Mobile Phone:
Fax:
Other Phone:
Address(es): 2950 Washington ST, Riverside, CA 92504

Contact Type: Owner
Company Name: Riverside Co Regional Park and Ope
First Name:
Middle Name:
Last Name:
Title:
Email:
Web Page:
Business Phone: (951) 955-4310
Home Phone: (222) 000-0030
Mobile Phone:
Fax:
Other Phone:
Address(es): 3133 Mission Inn AVE, Riverside, CA 92507

Contact Type: Representative
Company Name:
First Name: Kelley
Middle Name:
Last Name: Donovan
Title:
Email:
Web Page:
Business Phone: (951) 955-6817
Home Phone: (222) 000-0002
Mobile Phone:
Fax:
Other Phone:
Address(es): 2950 Washington ST, Riverside, CA 92504

Permit Details:

FCC Codes: O/S

E/M/P Details:

Fee Summary:

Fee Name	Amt.	Amt. Paid	Status
8200 - BLDG LMS SURCHARGE FEES	$448.54	$448.54	Paid In Full
8300 - DEPOSIT BASED BLDG FEE	$22,426.84	$22,426.84	Paid In Full

Inspections:

Inspection No.	Inspection Type	Status
I004318734-1	BLD: Final Inspection	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	06/29/2010	

Comments:

Notes:

1. LMS Additional Plan Check: 0.000
2. SKR Area: N
3. LMS Number of Lots: 0.000
4. LMS No Fee Permit: 0.000
5. LMS Microfilm .50 cents: 0.000
6. FCC Information:
FCC Code: OS
Units: 0
Bldgs: 0
Public Owned:
7. LMS Microfilm .10 cents: 0.000
8. LMS Permit Subtotal: 0.000
9. Approvals:
APPR B&S: Permit Approval 20090701 RLMILLER
APPR Planning Department Approval 20090701 RLMILLER
10. LMS Reinspections: 0.000
11. SKR Habitat: N
12. LMS NoFee PlanCk: 0.000
13. Tract/Lot: T7SR3E SEC 25
14. LMS Total Calc Fees: 2079.580
15. Plan Check LMS Surcharge: 0.000
16. Notices
06/18/2009 TDELEON PLEASE REFER TO DESCRIPTION FOR ANY COMMENTS. ALL INFO THERI
07/02/2009 ALMILLER NO ADDRESS ON SITE
06/30/2010 LMS STATUS CHANGED TO FINAL 06/30/2010
08/31/2010 LMS DBF REFUND $10708.91 PV#256293 CK#2098042 8/30/2010
17. Permit Fee LMS Surcharge: 0.000
18. LMS Planck Subtotal: 0.000
19. PEOPLE: APPLICANT RIVERSIDE COUNTY TRANS DEPT
RIVERSIDE COUNTY TRANS DEPT
2950 WASHINGTON ST
RIVERSIDE CA
KELLEY DOVOVAN
ZIP: 92501
PHONE: 951 955 6817
DATE: 06/18/2009
NOTATION:
LICENSE TYPE:
20. RSA Number: 0
21. Routing Screen 0001001:

Department:B&S START/END , Staff's Initials:BUILD STRT, Status:Approved, Received Date:06/18/2009, Assigned Date:2009/06/18, Completed Date:2009/06/18

Department:B&S START/END , Staff's Initials:ENDBLDEND, Status:Approved, Received Date:06/18/2009, Assigned Date:2009/06/18, Completed Date:2009/06/18

22. LMS Dates
Ent Date: 20090618
Appl Date: 20090618
Appr Date: 20090701
Comp Date: 20100629
Exp Date: 20100630

23. LMS Processing Fee: 40.000

24. LMS area of Disturbance: 0.000

25. PEOPLE: OWNER RIVERSIDE CO REGIONAL PARK & OPE
RIVERSIDE CO REGIONAL PARK & OPE
3133 MISSION INN AVE
RIVERSIDE CA

ZIP: 92507
PHONE:
DATE: 06/18/2009
NOTATION:
LICENSE TYPE:

26. Gnatcatcher Habitat: Not in habitat

27. RSA Fee per DU: 0

28. LMS Cubic Yards: 1.000

29. Comments Screen:
09/08/09 PBROESAM RP144 &RP147 INSPECTED ON 09/03/09 P.B.
09/30/09 PBROESAM RP00154 INSP. ON 09-30-09 P.B.

30. LMS Overtime PC: 0.000

31. LMS Overtime Insp: 0.000

32. Created By: ALMI

33. LMS Renewal Fee: 0.000

34. Additional Fees LMS Surcharge: 0.000

35. District:

36. PEOPLE: CONTACT KELLY DONOVAN
KELLY DONOVAN
2950 WASHINGTON ST
RIVERSIDE CA
RIVERSIDE COUNTY TRANS DEPT
ZIP: 92501
PHONE: 951 955 6817
DATE: 06/18/2009
NOTATION:
LICENSE TYPE:

37. LMS Inspections: 0.000

38. Location: RP 162, 124, 138, 164, 141, 145, 144, 148, 139, 147, 154

39. LMS Plan Check: 0.000

40. Inspector Area: RG01

COUNTY OF RIVERSIDE
BUILDING AND SAFETY DEPARTMENT
Permit Report

Permit #:	BGR100131	Application Date:	06/23/2010
Permit Type:	Grading (BGR)	Issue Date:	10/05/2010
Work Class:	GOTH - Grading Other	Expiration Date:	
Permit Status:	Final	Finaled Date:	09/19/2011
Description:	2010/2011 ANNUAL SURFACE MINE INSPECTIONS		

Manufacturer: Model: Year Built:

Serial #:

HUD #: A-Unit: HUD #: B-Unit: HUD #: C-Unit:

Property Address:

Parcel Number: 130080006

Legal Description:

Recorded Page:
Subdivision Name:
Lot/Parcel:
Block:
Tract Number:
Section(s)/Township(s)/Ranges(s):

Building Statistics:

Constructed:	Baths:	Bedrooms:
Central Cool:	Central Heat:	Const. Type:
Garage Type:	Prop. Area:	Roof Type:
Stories:		

Total Acreage:

Zone:

Zoning Classification(s): Zoning Area/District:
Zoning Overlay:

Contacts:

Contact Type: Applicant

Company Name: Riverside County Transportation
Web Page:
First Name:
Business Phone: (951) 955-6817
Middle Name:
Home Phone: (222) 000-0012
Last Name:
Mobile Phone:
Title:
Fax:
Email:
Other Phone:
Address(es): 2950 Washington ST, Riverside, CA 92504

Contact Type: Contractor
Company Name: Owner/Builder
Web Page:
First Name: Owner/Builder
Business Phone:
Middle Name:
Home Phone:
Last Name: Owner/Builder
Mobile Phone:
Title:
Fax:
Email:
Other Phone:
Certification Number:
Address(es):

Contact Type: Owner
Company Name: Riverside Co Regional Park and Ope
Web Page:
First Name:
Business Phone: (951) 955-4310
Middle Name:
Home Phone: (222) 000-0030
Last Name:
Mobile Phone:
Title:
Fax:
Email:
Other Phone:
Address(es): 3133 Mission Inn AVE, Riverside, CA 92507

Contact Type: Representative
Company Name:
Web Page:
First Name: Kelley
Business Phone: (951) 955-6817
Middle Name:
Home Phone: (222) 000-0002
Last Name: Donovan
Mobile Phone:
Title:
Fax:
Email:
Other Phone:
Address(es): 2950 Washington ST, Riverside, CA 92504

Permit Details:

FCC Codes: O/S

E/M/P Details:

Fee Summary:

Fee Name	Amt.	Amt. Paid	Status
8200 - BLDG LMS SURCHARGE FEES	$456.70	$456.70	Paid In Full
8300 - DEPOSIT BASED BLDG FEE	$22,418.68	$22,418.68	Paid In Full

Inspections:

Inspection No.	Inspection Type	Status
I004386122-1	BLD: Final Inspection	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	08/16/2011	

Comments:

Inspection No.	Inspection Type	Status
I004390334-1	BLD: Final Inspection	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	09/19/2011	

Comments:

Notes:

1. Routing Screen 0001001:

Department:B&S START/END , Staff's Initials:BUILD STRT, Status:Approved, Received Date:06/23/2010, Assigned Date:2010/10/05, Completed Date:2010/10/05

Department:B&S GRADING , Staff's Initials:GRADE , Status:Passed, Received Date:10/05/2010, Assigned Date:N/A, Completed Date:2010/10/05

Department:B&S START/END , Staff's Initials:ENDBLDEND, Status:Approved, Received Date:10/05/2010, Assigned Date:2010/10/05, Completed Date:2010/10/05

2. LMS Dates
Ent Date: 20100623
Appl Date: 20100623
Appr Date: 20101005
Comp Date: 20110919
Exp Date: 20110403
3. LMS NoFee PlanCk: 0.000
4. LMS Total Calc Fees: 2079.580
5. Additional Fees LMS Surcharge: 0.000
6. LMS Reinspections: 0.000
7. LMS Additional Plan Check: 0.000
8. LMS Number of Lots: 1.000
9. SKR Area: N
10. Gnatcatcher Habitat: Not in habitat
11. LMS Microfilm .10 cents: 0.000
12. District:
13. LMS Renewal Fee: 0.000
14. LMS Planck Subtotal: 0.000
15. LMS Processing Fee: 40.000
16. Approvals:
APPR Planning Department Approval 20100623 TWHEELER
APPR B&S: Permit Approval 20101005 PBROESAM
17. LMS No Fee Permit: 0.000
18. FCC Information:
FCC Code: OS
Units: 0
Bldgs: 0
Public Owned:

19. PEOPLE: CONTACT KELLY DONOVAN
KELLY DONOVAN
2950 WASHINGTON ST
RIVERSIDE CA
RIVERSIDE COUNTY TRANS DEPT
ZIP: 92501
PHONE: 951-955-6817
DATE: 06/23/2010
NOTATION:
LICENSE TYPE:

20. LMS Inspections: 0.000

21. Permit Fee LMS Surcharge: 0.000

22. RSA Fee per DU: 0

23. Inspector Area: RG01

24. LMS Cubic Yards: 50.000

25. Comments Screen:
03/21/11 PBROESAM ALL NPDES INSPECTIONS DONE ON SAID MINES

26. Location: 2009 TG 713-A4,A5

27. Plan Check LMS Surcharge: 0.000

28. RSA Number: 0

29. LMS area of Disturbance: 0.000

30. LMS Overtime Insp: 0.000

31. Tract/Lot: T3SR7W SEC 2 & 3

32. LMS Permit Subtotal: 0.000

33. Created By: TWHE

34. LMS Overtime PC: 0.000

35. PEOPLE: CONTRACTOROWNER BUILDER
OWNER BUILDER

ZIP:
PHONE:
DATE: 06/23/2010
NOTATION:
LICENSE: 00000000000000
LICENSE TYPE: C

36. LMS Microfilm .50 cents: 0.000

37. PEOPLE: OWNER RIVERSIDE CO REGIONAL PARK & OPE
RIVERSIDE CO REGIONAL PARK & OPE
3133 MISSION INN AVE
RIVERSIDE CA

ZIP: 92507
PHONE:
DATE: 06/23/2010
NOTATION:
LICENSE TYPE:

38. Notices
06/23/2010 TWHEELER NO ONE SITE ADDRESS
09/20/2011 LMS STATUS CHANGED TO FINAL 09/20/2011
11/09/2011 LMS DBF REFUND $255.76 PV#285988 CK#2408961 11/7/2011

39. LMS Plan Check: 0.000

40. PEOPLE: APPLICANT RIVERSIDE COUNTY TRANS DEPT
RIVERSIDE COUNTY TRANS DEPT
2950 WASHINGTON ST
RIVERSIDE CA
CONTACT: KELLY DONOVAN
ZIP: 92501
PHONE: 951-955-6817
DATE: 06/23/2010
NOTATION:
LICENSE TYPE:

41. SKR Habitat: N

COUNTY OF RIVERSIDE
BUILDING AND SAFETY DEPARTMENT
Permit Report

Permit #:	BMR000537	Application Date:	04/06/2000
Permit Type:	Manufactured Home Residential (BMR)	Issue Date:	04/06/2000
Work Class:	SPR - Site Preparation Residential	Expiration Date:	
Permit Status:	Final	Finaled Date:	01/31/2001
Description:	MOBILEHOME SITE PREP - PF		

Manufacturer:	Model:	Year Built: 0
Serial #:		
HUD #: A-Unit:	HUD #: B-Unit:	HUD #: C-Unit:

Property Address: 8500 ARCHIBALD AVE, CORONA

Parcel Number: 130080005

Legal Description:

Recorded Page:
Subdivision Name:
Lot/Parcel:
Block:
Tract Number:
Section(s)/Township(s)/Ranges(s):

Building Statistics:

Constructed:	Baths:	Bedrooms:
Central Cool:	Central Heat:	Const. Type:
Garage Type:	Prop. Area:	Roof Type:
Stories:		

Total Acreage:

Zone:

Zoning Classification(s):
Zoning Overlay:
Zoning Area/District:

Contacts:

Contact Type: Applicant
Company Name:
Web Page:

First Name: Glenn
Middle Name: E
Last Name: Gilstrap
Title:
Email:
Business Phone: (909) 734-0345
Home Phone: (222) 000-0008
Mobile Phone:
Fax:
Other Phone:
Address(es): 8312 Grapewin WAY, Corona, CA 91720

Contact Type: Contractor
Company Name: Owner/Builder
First Name: Owner/Builder
Middle Name:
Last Name: Owner/Builder
Title:
Email:
Certification Number:
Address(es):
Web Page:
Business Phone:
Home Phone:
Mobile Phone:
Fax:
Other Phone:

Contact Type: Owner
Company Name:
First Name: Glenn
Middle Name: E
Last Name: Gilstrap
Title:
Email:
Address(es): 8312 Grapewin WAY, Corona, CA 91720
Web Page:
Business Phone: (909) 734-0345
Home Phone: (222) 000-0008
Mobile Phone:
Fax:
Other Phone:

Permit Details:

Front: 440
Left: 400
Right: 826
Rear: 200
Lot Depth: 0
Lot Frontage: 0
Manufacture Year: 0
FCC Codes: O/S
Number of Units: 1
Number of Buildings: 1

E/M/P Details:

Fee Summary:

Fee Name	Amt.	Amt. Paid	Status
8145 - MOBILE HOME FEES	$55.00	$55.00	Paid In Full
8200 - BLDG LMS SURCHARGE FEES	$0.83	$0.83	Paid In Full

Inspections:

Inspection No.	Inspection Type	Status
I000610140-1	BLD: Steel & Hardware	Correction

Primary Inspector	Scheduled Start Date	Actual End Date
	04/21/2000	

Comments:

Inspection No.	Inspection Type	Status
I000610912-1	BLD: Set Backs/Footings & Forms	Correction

Primary Inspector | Scheduled Start Date 04/24/2000 | Actual End Date

Comments:

Inspection No.	Inspection Type	Status
I001020536-1	BLD: Set Backs/Footings & Forms	Approved

Primary Inspector | Scheduled Start Date 12/14/2000 | Actual End Date

Comments:

Inspection No.	Inspection Type	Status
I001020537-1	BLD: Steel & Hardware	Approved

Primary Inspector | Scheduled Start Date 12/14/2000 | Actual End Date

Comments:

Inspection No.	Inspection Type	Status
I001020538-1	BLD: Conduit	Approved

Primary Inspector | Scheduled Start Date 12/14/2000 | Actual End Date

Comments:

Inspection No.	Inspection Type	Status
I001020539-1	BLD: Water Service	Approved

Primary Inspector | Scheduled Start Date 12/14/2000 | Actual End Date

Comments:

Inspection No.	Inspection Type	Status
I001020540-1	BLD: Building Gas Test	Partial

Primary Inspector | Scheduled Start Date 12/14/2000 | Actual End Date

Comments:

Inspection No.	Inspection Type	Status
I001024412-1	BLD: Bond Beam L1	Approved

Primary Inspector | Scheduled Start Date 12/20/2000 | Actual End Date

Comments:

Inspection No.	Inspection Type	Status
I001037801-1	BLD: Sewer	Correction

Primary Inspector | Scheduled Start Date 01/16/2001 | Actual End Date

Comments:

Inspection No.	Inspection Type	Status
I001050693-1	BLD: Grout	Approved

Primary Inspector | Scheduled Start Date 01/31/2001 | Actual End Date

Comments:

Inspection No.	Inspection Type	Status
I001050694-1	BLD: Sewer	Approved

Primary Inspector | Scheduled Start Date 01/31/2001 | Actual End Date

Comments:

Inspection No.	Inspection Type	Status
I001050695-1	BLD: Grounding/Bonding	Approved

Primary Inspector | Scheduled Start Date 01/31/2001 | Actual End Date

Comments:

Inspection No.	Inspection Type	Status
I001050696-1	BLD: Service Panel	Approved

Primary Inspector | Scheduled Start Date 01/31/2001 | Actual End Date

Comments:

Inspection No.	Inspection Type	Status
I001050697-1	BLD: Building Gas Test	Approved

Primary Inspector | Scheduled Start Date 01/31/2001 | Actual End Date

Comments:

Inspection No.	Inspection Type	Status
I001050698-1	BLD: Final Inspection	Approved

Primary Inspector | Scheduled Start Date 01/31/2001 | Actual End Date

Comments:

Notes:

1. LMS Total Calc Fees: 55.830
2. PEOPLE: APPLICANT GILSTRAP GLENN E
GILSTRAP GLENN E
8312 GRAPEWIN WAY
CORONA CA

ZIP: 91720
PHONE: 909-734-0345
DATE: 04/06/2000
NOTATION:
LICENSE TYPE:

3. LMS Planck Subtotal: 0.000
4. MNRD Garage: 0.000

5. MNRD Fence: 0.000

6. MNRD Water Repair: 0.000

7. Inspections, SEWAGE DISPOSAL
Details:
Date: 01/16/2001
Staff Initials: 66591
Action: DENY
Notation: WORK NOT READY

8. MNRD Fixed Found Permit: 0.000

9. LMS NoFee PlanCk: 0.000

10. MNRD Water System: 0.000

11. LMS Other Pmt Fee: 0.000

12. LMS Microfilm .10 cents: 0.000

13. Approvals:
APPR B&S: Permit Approval 20000406 SWEBB
APPR Planning Department Approval 20000406 BBREWING

14. PEOPLE: CONTRACTOROWNER/BUILDER
OWNER/BUILDER

ZIP:
PHONE:
DATE: 04/06/2000
NOTATION:
LICENSE: 00000000000001
LICENSE TYPE: C

15. MNRD Porch: 0.000

16. MNRD Riser: 0.000

17. LMS Microfilm .50 cents: 0.000

18. MNRD Awning: 0.000

19. MNRD Gas Tank: 0.000

20. Plan Check LMS Surcharge: 0.000

21. Permit Fee LMS Surcharge: 0.830

22. LMS Additional Plan Check: 0.000

23. Created By: BBRE

24. MNRD Gas Repair: 0.000

25. MNRD Carport: 0.000

26. MNRD Cabana: 0.000

27. LMS Permit Subtotal: 0.000

28. LMS P/M/E Subtotal: 0.000

29. LMS Permit Fee: 0.000

30. PEOPLE: OWNER GILSTRAP GLENN E
GILSTRAP GLENN E
8312 GRAPEWIN WAY
CORONA CA

ZIP: 91720
PHONE: 909-734-0345
DATE: 04/06/2000
NOTATION: Also is Applicant
LICENSE TYPE:

31. Tract/Lot: FULLER RANCHO/POR LOT 0
32. MNRD ERBS: 0.000
33. Gnatcatcher Habitat: not in habitat area
34. MNRD Sewer Hook-up: 0.000
35. MNRD Water Outlets: 0.000
36. LMS Renewal Fee: 0.000
37. LMS Reinspections: 0.000
38. Code: + 1-5 code 0.000
39. RSA Number: 45
40. Inspector Area: R001
41. MNRD Low Profile: 0.000
42. DA Fee per DU: 0
43. MNRD Fixed Found Review: 0.000
44. LMS Plan Check: 0.000
45. Additional Fees LMS Surcharge: 0.000
46. Inspections, SEWAGE DISPOSAL

Details:
Date: 01/31/2001
Staff Initials: 66591
Action: APPR
Notation: APPROVED

47. FTL Fee Area: N
48. RSA Fee per DU: 2639
49. MNRD Windbreak: 0.000
50. FCC Information:

FCC Code: OS
Units: 1
Bldgs: 1
Public Owned:

51. MNRD Site Prep: 1.000
52. Location: TG 712/A-5
53. MNRD Electrical Repair: 0.000
54. Lot size: 5.73 AC
55. LMS No Fee Permit: 0.000
56. LMS SMI: 0.000
57. Comments Screen:

04/06/00 BBREWING 35-40 YEAR OLD STRUCTURES PRE-EXISTING ON PROPERTY - NO COC
04/06/00 BBREWING ASKED FOR - BECKY B
03/06/01 MBRASWEL PERMIT W/APP & PLAN TO BE DESTROYED.

58. SKR Area: N
59. LMS Dates

Ent Date: 20000406
Appl Date: 20000406
Appr Date: 20000406
Comp Date: 20010131
Exp Date: 0

60. MNRD Gas Line: 0.000
61. LMS Overtime PC: 0.000
62. LMS Inspections: 35.000
63. MNRD Installation: 0.000

64. LMS Overtime Insp: 55.830
65. LMS Processing Fee: 0.000
66. SKR Habitat: N
67. MNRD Water Conditioner: 0.000

COUNTY OF RIVERSIDE
BUILDING AND SAFETY DEPARTMENT
Permit Report

Permit #:	BMR001977	Application Date:	11/08/2000
Permit Type:	Manufactured Home Residential (BMR)	Issue Date:	11/09/2000
Work Class:	MHR - Manufactured Home Residential	Expiration Date:	
Permit Status:	Final	Finaled Date:	02/28/2001
Description:	MOBILE HOME INSTALLATION(PERM FOUND REQ'D)		

Manufacturer:	SKYLINE	Model:	2305	Year Built:	2000
Serial #:	23710432NB/NA				
HUD #: A-Unit:		HUD #: B-Unit:		HUD #: C-Unit:	

Property Address: 8500 ARCHIBALD AVE, CORONA

Parcel Number: 130080005

Legal Description:

Recorded Page:
Subdivision Name:
Lot/Parcel:
Block:
Tract Number:
Section(s)/Township(s)/Ranges(s):

Building Statistics:

Constructed:	Baths:	Bedrooms:
Central Cool:	Central Heat:	Const. Type:
Garage Type:	Prop. Area:	Roof Type:
Stories:		

Total Acreage:

Zone:

Zoning Classification(s):
Zoning Area/District:
Zoning Overlay:

Contacts:

Contact Type: Applicant
Company Name:
Web Page:

First Name: Glenn
Middle Name: E
Last Name: Gilstrap
Title:
Email:
Business Phone: (909) 734-0345
Home Phone: (222) 000-0006
Mobile Phone:
Fax:
Other Phone:
Address(es): 8500 Archibald ST, Corona, CA 92880

Contact Type: Contractor
Company Name: Owner/Builder
First Name: Owner/Builder
Middle Name:
Last Name: Owner/Builder
Title:
Email:
Certification Number:
Address(es):
Web Page:
Business Phone:
Home Phone:
Mobile Phone:
Fax:
Other Phone:

Contact Type: Owner
Company Name:
First Name: Glenn
Middle Name: E
Last Name: Gilstrap
Title:
Email:
Address(es): 8500 Archibald ST, Corona, CA 92880
Web Page:
Business Phone: (909) 734-0345
Home Phone: (222) 000-0006
Mobile Phone:
Fax:
Other Phone:

Permit Details:

Front: 440
Left: 400
Right: 826
Rear: 200
Lot Depth: 619
Lot Frontage: 94
Manufacturer: SKYLINE
Model: 2305
Manufacture Year: 2000
Serial Number: 23710432NB/NA
Number of Units: 1
Number of Buildings: 1

E/M/P Details:

Fee Summary:

Fee Name	Amt.	Amt. Paid	Status
8145 - MOBILE HOME FEES	$120.00	$120.00	Paid In Full
8200 - BLDG LMS SURCHARGE FEES	$1.80	$1.80	Paid In Full

Inspections:

Inspection No.	Inspection Type	Status
I001074596-1	BLD: Water Service	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	02/28/2001	

Comments:

Inspection No.	Inspection Type	Status
I001074597-1	BLD: Grounding/Bonding	Approved

Primary Inspector | Scheduled Start Date 02/28/2001 | Actual End Date

Comments:

Inspection No.	Inspection Type	Status
I001074598-1	BLD: Service Panel	Approved

Primary Inspector | Scheduled Start Date 02/28/2001 | Actual End Date

Comments:

Inspection No.	Inspection Type	Status
I001074599-1	BLD: Building Gas Test	Approved

Primary Inspector | Scheduled Start Date 02/28/2001 | Actual End Date

Comments:

Inspection No.	Inspection Type	Status
I001074600-1	BLD: Piers and Attachments	Approved

Primary Inspector | Scheduled Start Date 02/28/2001 | Actual End Date

Comments:

Inspection No.	Inspection Type	Status
I001074601-1	BLD: Final Inspection	Approved

Primary Inspector | Scheduled Start Date 02/28/2001 | Actual End Date

Comments:

Notes:

1. Gnatcatcher Habitat: not in habitat area
2. MNRD Gas Line: 0.000
3. MNRD Gas Repair: 0.000
4. MNRD Porch: 0.000
5. MNRD Fence: 0.000
6. MNRD Riser: 0.000
7. LMS Microfilm .50 cents: 0.000
8. LMS Overtime PC: 0.000
9. LMS Dates
Ent Date: 20001108
Appl Date: 20001108
Appr Date: 20001109
Comp Date: 20010228
Exp Date: 0
10. Additional Fees LMS Surcharge: 0.000
11. LMS Overtime Insp: 121.800
12. LMS Permit Fee: 0.000

13. MNRD Windbreak: 0.000
14. LMS Reinspections: 0.000
15. MNRD Fixed Found Permit: 0.000
16. MNRD ERBS: 0.000
17. MNRD Garage: 0.000
18. MNRD Low Profile: 0.000
19. Location: 2000 THOMAS MAP BOOK 713 A3
20. SKR Area: N
21. LMS Inspections: 100.000
22. SKR Habitat: N
23. MNRD Site Prep: 0.000
24. MNRD Carport: 0.000
25. PEOPLE: APPLICANT GILSTRAP GLENN E
GILSTRAP GLENN E
8500 ARCHIBALD ST
CORONA CA

ZIP: 92880
PHONE:
DATE: 11/08/2000
NOTATION:
LICENSE TYPE:

26. MNRD Electrical Repair: 0.000
27. LMS Total Calc Fees: 121.800
28. LMS Processing Fee: 2000.000
29. MNRD Water Repair: 0.000
30. MNRD Water Conditioner: 0.000
31. MNRD Installation: 1.000
32. LMS Planck Subtotal: 0.000
33. LMS NoFee PlanCk: 0.000
34. LMS Permit Subtotal: 0.000
35. LMS Plan Check: 0.000
36. MNRD Water System: 0.000
37. LMS No Fee Permit: 0.000
38. LMS P/M/E Subtotal: 0.000
39. RSA Fee per DU: 2639
40. MNRD Fixed Found Review: 0.000
41. LMS Additional Plan Check: 0.000
42. DA Fee per DU: 0
43. LMS Microfilm .10 cents: 0.000
44. Code: + 1-5 code 0.000
45. MNRD Awning: 0.000
46. Tract/Lot: FULLER RANCHO/POR LOT O
47. LMS Renewal Fee: 0.000
48. FTL Fee Area: N
49. LMS SMI: 0.000
50. Lot size: 5.73

51. Approvals:
APPR Planning Department Approval 20001108 RLEACH
APPR B&S: Permit Approval 20001109 CLANDERO

52. Comments Screen:
11/09/00 CLANDERO SCHOOL FEES PAID TO CORONA NORCO DISTRICT PER RECEIPT #98.
11/09/00 CLANDERO 11/09/00 CL
11/13/00 MBRASWEL PERMIT & APP REC'D FRM FRNT CNTR FILED IN DRAWER.
03/06/01 MBRASWEL PERMIT W/APP & SITE PLAN TO BE DESTROYED IN 90 DAYS.

53. PEOPLE: OWNER GILSTRAP GLENN E
GILSTRAP GLENN E
8500 ARCHIBALD ST
CORONA CA

ZIP: 92880
PHONE:
DATE: 11/08/2000
NOTATION: Also is Applicant
LICENSE TYPE:

54. MNRD Gas Tank: 0.000

55. Created By: RLEA

56. FCC Information:
FCC Code: 112
Units: 1
Bldgs: 1
Public Owned:

57. MNRD Sewer Hook-up: 0.000

58. RSA Number: 45

59. Plan Check LMS Surcharge: 0.000

60. PEOPLE: CONTRACTOROWNER/BUILDER
OWNER/BUILDER
8500 ARCHIBALD AVE
CORONA CA

ZIP: 92880
PHONE: 909-734-0345
DATE: 11/08/2000
NOTATION:
LICENSE: 00000000000001
LICENSE TYPE: C

61. MNRD Water Outlets: 0.000

62. Inspector Area: R001

63. MNRD Cabana: 0.000

64. Permit Fee LMS Surcharge: 1.800

65. LMS Other Pmt Fee: 0.000

COUNTY OF RIVERSIDE
BUILDING AND SAFETY DEPARTMENT
Permit Report

Permit #:	BMR001978	Application Date:	11/08/2000
Permit Type:	Manufactured Home Residential (BMR)	Issue Date:	02/13/2001
Work Class:	PFR - Permanent Foundation Residential	Expiration Date:	
Permit Status:	Final	Finaled Date:	02/28/2001
Description:	PERMANENT FOUNDATION TO MOBILE HOME(SPA 20-7F)		

Manufacturer:	SKYLINE	Model:	2305	Year Built:	2000
Serial #:	23710432NB/NA				
HUD #: A-Unit:		HUD #: B-Unit:	1517296	HUD #: C-Unit:	1517297

Property Address: 8500 ARCHIBALD AVE, CORONA

Parcel Number: 130080005

Legal Description:

Recorded Page:
Subdivision Name:
Lot/Parcel:
Block:
Tract Number:
Section(s)/Township(s)/Ranges(s):

Building Statistics:

Constructed:	Baths:	Bedrooms:
Central Cool:	Central Heat:	Const. Type:
Garage Type:	Prop. Area:	Roof Type:
Stories:		

Total Acreage:

Zone:

Zoning Classification(s): Zoning Area/District:
Zoning Overlay:

Contacts:

Contact Type: Applicant

Company Name:
First Name: Glenn
Middle Name: E
Last Name: Gilstrap
Title:
Email:
Web Page:
Business Phone: (909) 734-0345
Home Phone: (222) 000-0006
Mobile Phone:
Fax:
Other Phone:
Address(es): 8500 Archibald ST, Corona, CA 92880

Contact Type: Contractor
Company Name: Owner/Builder
First Name: Owner/Builder
Middle Name:
Last Name: Owner/Builder
Title:
Email:
Certification Number:
Address(es):
Web Page:
Business Phone:
Home Phone:
Mobile Phone:
Fax:
Other Phone:

Contact Type: Owner
Company Name:
First Name: Glenn
Middle Name: E
Last Name: Gilstrap
Title:
Email:
Address(es): 8500 Archibald ST, Corona, CA 92880
Web Page:
Business Phone: (909) 734-0345
Home Phone: (222) 000-0006
Mobile Phone:
Fax:
Other Phone:

Permit Details:

Front: 440
Left: 400
Right: 826
Rear: 200
Lot Depth: 619
Lot Frontage: 94
Manufacturer: SKYLINE
Model: 2305
Manufacture Year: 2000
Serial Number: 23710432NB/NA
FCC Codes: O/S
Number of Units: 1
Number of Buildings: 1

E/M/P Details:

Fee Summary:

Fee Name	Amt.	Amt. Paid	Status
8145 - MOBILE HOME FEES	$72.50	$72.50	Paid In Full
8200 - BLDG LMS SURCHARGE FEES	$1.09	$1.09	Paid In Full
8500 - COUNTY RECORDERS FEE	$18.00	$18.00	Paid In Full
8510 - HCD 433:STATE RECORD FEE	$22.00	$22.00	Paid In Full

Inspections:

Inspection No.	Inspection Type	Status
I001072601-1	BLD: Final Inspection	Correction

Primary Inspector	Scheduled Start Date	Actual End Date
	02/26/2001	

Comments:

Inspection No.	Inspection Type	Status
I001072767-1	BLD: Set Backs/Footings & Forms	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	12/14/2000	

Comments:

Inspection No.	Inspection Type	Status
I001072768-1	BLD: Steel & Hardware	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	12/14/2000	

Comments:

Inspection No.	Inspection Type	Status
I001072769-1	BLD: Bond Beam L1	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	12/20/2000	

Comments:

Inspection No.	Inspection Type	Status
I001072770-1	BLD: Grout	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	01/31/2001	

Comments:

Inspection No.	Inspection Type	Status
I001074595-1	BLD: Final Inspection	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	02/28/2001	

Comments:

Notes:

1. Lot size: 5.73
2. Plan Check LMS Surcharge: 0.000
3. Created By: RLEA
4. LMS Processing Fee: 2000.000
5. MNRD Gas Tank: 0.000
6. FCC Information:
FCC Code: OS
Units: 1
Bldgs: 1
Public Owned:
7. LMS P/M/E Subtotal: 0.000
8. MNRD Low Profile: 0.000
9. MNRD Porch: 0.000

10. MNRD Sewer Hook-up: 0.000
11. LMS Plan Check: 18.000
12. LMS Dates
Ent Date: 20001108
Appl Date: 20001108
Appr Date: 20010213
Comp Date: 20010228
Exp Date: 0
13. LMS No Fee Permit: 0.000
14. MNRD Water Outlets: 0.000
15. LMS Microfilm .50 cents: 0.000
16. MNRD Electrical Repair: 0.000
17. Code: + 1-5 code 0.000
18. LMS NoFee PlanCk: 0.000
19. RSA Fee per DU: 2639
20. MNRD Riser: 0.000
21. MNRD Installation: 0.000
22. Gnatcatcher Habitat: not in habitat area
23. MNRD Fence: 0.000
24. LMS Inspections: 52.500
25. LMS Other Pmt Fee: 0.000
26. Additional Fees LMS Surcharge: 0.000
27. MNRD Awning: 0.000
28. Measurments:
HUD Insignia Number:1517296 Length: 52 Width: 24
HUD Insignia Number:1517297 Length: 52 Width: 24
29. MNRD Water Conditioner: 0.000
30. LMS Microfilm .10 cents: 0.000
31. Approvals:
APPR Planning Department Approval 20001108 RLEACH
APPR B&S: Permit Approval 20010213 DRHODES
32. LMS Permit Subtotal: 0.000
33. PEOPLE: OWNER GILSTRAP GLENN E
GILSTRAP GLENN E
8500 ARCHIBALD ST
CORONA CA

ZIP: 92880
PHONE:
DATE: 11/08/2000
NOTATION: Also is Applicant
LICENSE TYPE:
34. LMS Overtime Insp: 73.590
35. MNRD Site Prep: 0.000
36. Location: 2000 THOMAS MAP BOOK 713 A3
37. MNRD Cabana: 0.000
38. MNRD Gas Line: 0.000
39. LMS Total Calc Fees: 113.590
40. MNRD Water Repair: 0.000
41. DA Fee per DU: 0

42. PEOPLE: CONTRACTOROWNER/BUILDER
OWNER/BUILDER
8500 ARCHIBALD AVE
CORONA CA

ZIP: 92880
PHONE:
DATE: 11/08/2000
NOTATION:
LICENSE: 00000000000001
LICENSE TYPE: C

43. MNRD Gas Repair: 0.000

44. Tract/Lot: FULLER RANCHO/POR LOT O

45. MNRD Fixed Found Review: 0.000

46. LMS Additional Plan Check: 22.000

47. MNRD Windbreak: 0.000

48. Notices
02/13/2001 DRHODES RECEIVED 433 FORM PUT BOX TO COLLEEN

49. FTL Fee Area: N

50. PEOPLE: APPLICANT GILSTRAP GLENN E
GILSTRAP GLENN E
8500 ARCHIBALD ST
CORONA CA

ZIP: 92880
PHONE:
DATE: 11/08/2000
NOTATION:
LICENSE TYPE:

51. LMS Renewal Fee: 0.000

52. LMS Reinspections: 0.000

53. SKR Habitat: N

54. MNRD Water System: 0.000

55. LMS Overtime PC: 0.000

56. MNRD Fixed Found Permit: 1.000

57. MNRD Carport: 0.000

58. Permit Fee LMS Surcharge: 1.090

59. RSA Number: 45

60. LMS Permit Fee: 0.000

61. LMS Planck Subtotal: 0.000

62. LMS SMI: 0.000

63. MNRD ERBS: 0.000

64. Inspector Area: R001

65. SKR Area: N

66. Comments Screen:
02/13/01 MBRASWEL 433 FILED AT MY DESK.
02/13/01 MBRASWEL PERMIT W/APP, GRANT DEED & PLANS FILED IN DRAWER.
03/01/01 MBRASWEL 433 TAKEN TO 7TH FLOOR FOR RECORDING.
03/06/01 MBRASWEL PERMIT W/APP & PLAN TO BE DESTROYED IN 90 DAYS.

67. MNRD Garage: 0.000

COUNTY OF RIVERSIDE
BUILDING AND SAFETY DEPARTMENT
Permit Report

Permit #:	BPL020651	Application Date:	10/08/2002
Permit Type:	Plumbing (BPL)	Issue Date:	10/08/2002
Work Class:	RPLU - Residential Plumbing	Expiration Date:	
Permit Status:	Final	Finaled Date:	10/11/2002
Description:	new septic system		

Manufacturer:	Model:	Year Built:
Serial #:		
HUD #: A-Unit:	HUD #: B-Unit:	HUD #: C-Unit:

Property Address: 8312 GRAPEWIN RD, CORONA

Parcel Number: 130070014

Legal Description:

Recorded Page:
Subdivision Name:
Lot/Parcel:
Block:
Tract Number:
Section(s)/Township(s)/Ranges(s):

Building Statistics:

Constructed:	Baths:	Bedrooms:
Central Cool:	Central Heat:	Const. Type:
Garage Type:	Prop. Area:	Roof Type:
Stories:		

Total Acreage:

Zone:

Zoning Classification(s): Zoning Area/District:
Zoning Overlay:

Contacts:

Contact Type: Applicant
Company Name: Sharon Perez Backhoe Service Web Page:

First Name:
Middle Name:
Last Name:
Title:
Email:
Business Phone: (909) 734-6522
Home Phone: (222) 000-0089
Mobile Phone:
Fax:
Other Phone:
Address(es): 886 E Monarch DR, Corona, CA 92879

Contact Type: Contractor
Company Name: Sharon Perez Backhoe Service
First Name:
Middle Name:
Last Name:
Title:
Email:
Certification Number:
Web Page:
Business Phone: (909) 734-6522
Home Phone: (222) 000-0089
Mobile Phone:
Fax:
Other Phone:
Address(es): 886 E Monarch DR, Corona, CA 92879

Contact Type: Owner
Company Name:
First Name: Joanne
Middle Name: L
Last Name: Peacock
Title:
Email:
Web Page:
Business Phone: (909) 279-6988
Home Phone: (222) 000-0015
Mobile Phone:
Fax:
Other Phone:
Address(es): 8312 Grapewin RD, Corona, CA 92880

Permit Details:

E/M/P Details:

Floor Drain: 0
Bath Tub: 0
Drinking Fountain: 0
Shower: 0
Building Sewer: 0
Kitchen Sink: 0
Garbage Disposal: 0
Washer: 0
Bar Sink: 0
Waste Interceptor: 0
Water Heater: 0
Lavatory: 0
Water Closet: 0
Bidet: 0
Urinal: 0

Fee Summary:

Fee Name	Amt.	Amt. Paid	Status
8120 - PLUMBING FEES	$116.00	$116.00	Paid In Full
8200 - BLDG LMS SURCHARGE FEES	$1.74	$1.74	Paid In Full

Inspections:

Inspection No.	Inspection Type	Status
I001826735-1	BLD: Sewer	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	10/11/2002	

Comments:

Inspection No.	Inspection Type	Status
I001826736-1	BLD: Final Inspection	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	10/11/2002	

Comments:

Notes:

1. LMS Permit Fee: 0.000
2. Water Softener: 0.000
3. PEOPLE: CONTRACTORSHARON PEREZ BACKHOE SERVICE
SHARON PEREZ BACKHOE SERVICE
886 E MONARCH DR.
CORONA
CA
ZIP: 92879
PHONE: 909 734-6522
DATE: 10/08/2002
NOTATION: 734704
LICENSE: 734704
LICENSE TYPE: C
4. Comments Screen:
10/08/02 SNOLASCO PERMIT W/APP AND SITE PLANS FILED IN DRAWER
05/02/03 ADELTORO PERMIT W/APP&PLANS DESTROYED
5. Approvals:
APPR B&S: Permit Approval 20021008 GMULLEN
6. PEOPLE: APPLICANT SHARON PEREZ BACKHOE SERVICE
SHARON PEREZ BACKHOE SERVICE
886 E MONARCH DR.
CORONA
CA
ZIP: 92879
PHONE: 909 734-6522
DATE: 10/08/2002
NOTATION: 734704
LICENSE: 734704
LICENSE TYPE: C
7. Permit Fee LMS Surcharge: 0.000
8. Backflow Device to 2": 0.000
9. Plan Check LMS Surcharge: 0.000
10. Private Sewage System: 1.000

11. PEOPLE: OWNER PEACOCK JOANNE L
PEACOCK JOANNE L
8312 GRAPEWIN RD
CORONA CA

ZIP: 92880
PHONE: 909-279-6988
DATE: 10/08/2002
NOTATION:
LICENSE TYPE:

12. Created By: GMUL
13. FTL Fee Area: N
14. LMS PC Process: 0.000
15. LMS Microfilm .10 cents: 0.000
16. LMS Plan Check: 0.000
17. Location: 713 a-4
18. Lawn Sprinkler System: 0.000
19. LMS Permit Subtotal: 0.000
20. Backflow Device over 2": 0.000
21. LMS Payments: 117.740
22. Drainage/Vent Piping: 0.000
23. LMS Additional Plan Check: 0.000
24. FCC Information:

FCC Code:
Units: 0
Bldgs: 0
Public Owned:

25. Additional Fees LMS Surcharge: 0.000
26. Cesspool: 0.000
27. LMS No Fee Permit: 0.000
28. LMS Planck Subtotal: Y
29. District:
30. LMS Overtime PC: 0.000
31. LMS NoFee PlanCk: 0.000
32. Rainwater System: 0.000
33. LMS Dates

Ent Date: 20021008
Appl Date: 20021008
Appr Date: 20021008
Comp Date: 20021011
Exp Date: 0

34. LMS Microfilm .50 cents: 0.000
35. Water Piping/Treatment: 0.000
36. LMS Processing Fee: 0.000
37. LMS Total Calc Fees: 0.000
38. Laundry tray: 0.000
39. LMS Reinspections: 0.000
40. Vacuum Breakers: 0.000
41. LMS SMI: 45.000
42. Inspector Area: R001
43. LMS Renewal Fee: 0.000

44. LMS Other Pmt Fee: 1.740
45. LMS Overtime Insp: 0.000
46. Inspections, SEWAGE DISPOSAL

Details:

Date: 10/11/2002
Staff Initials: 01216
Action: APPR
Notation: APPROVED

47. LMS P/M/E Subtotal: 0.000
48. LMS Inspections: 0.000

COUNTY OF RIVERSIDE
BUILDING AND SAFETY DEPARTMENT
Permit Report

Permit #:	BWL080422	Application Date:	05/07/2008
Permit Type:	Walls (BWL)	Issue Date:	05/07/2008
Work Class:	GWALE - Garden Wall-Engineered	Expiration Date:	12/31/2008
Permit Status:	Expired	Finaled Date:	
Description:	8'X270'&6'X74' GARDEN WALL INSIDE PL		

Manufacturer:	Model:	Year Built:
Serial #:		
HUD #: A-Unit:	HUD #: B-Unit:	HUD #: C-Unit:

Property Address: 8312 GRAPEWIN RD, CORONA

Parcel Number: 130070021

Legal Description:

Recorded Page:
Subdivision Name:
Lot/Parcel:
Block:
Tract Number:
Section(s)/Township(s)/Ranges(s):

Building Statistics:

Constructed:	Baths:	Bedrooms:
Central Cool:	Central Heat:	Const. Type:
Garage Type:	Prop. Area:	Roof Type:
Stories:		

Total Acreage:

Zone:

Zoning Classification(s): Zoning Area/District:
Zoning Overlay:

Contacts:

Contact Type: Applicant
Company Name: Web Page:

First Name: Joanne
Middle Name: L
Last Name: Peacock
Title:
Email:
Business Phone: (909) 279-6988
Home Phone: (222) 000-0015
Mobile Phone:
Fax:
Other Phone:
Address(es): 8312 Grapewin RD, Corona, CA 92880

Contact Type: Contractor
Company Name: Pacific Shores Masonry
First Name:
Middle Name:
Last Name:
Title:
Email:
Certification Number:
Web Page:
Business Phone: (951) 371-8550
Home Phone: (222) 000-0001
Mobile Phone:
Fax:
Other Phone:
Address(es): 1369 Walker LN, Corona, CA 92879

Contact Type: Owner
Company Name:
First Name: Joanne
Middle Name: L
Last Name: Peacock
Title:
Email:
Web Page:
Business Phone: (909) 279-6988
Home Phone: (222) 000-0015
Mobile Phone:
Fax:
Other Phone:
Address(es): 8312 Grapewin RD, Corona, CA 92880

Permit Details:

Front: 0
Front: 0
Left: 0
Left: 0
Lot Depth: 0
Lot Depth: 0
Right: 0
Right: 0
Lot Frontage: 0
Lot Frontage: 0
Rear: 0
Rear: 0

E/M/P Details:

Fee Summary:

Fee Name	Amt.	Amt. Paid	Status
8200 - BLDG LMS SURCHARGE FEES	$14.53	$14.53	Paid In Full
8300 - DEPOSIT BASED BLDG FEE	$726.50	$726.50	Paid In Full

Inspections:

Inspection No.	Inspection Type	Status
I004116349-1	BLD: Set Backs/Footings & Forms	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
William Peppas	06/05/2008	

Comments:

Inspection No.	Inspection Type	Status
I004116350-1	BLD: Set Backs/Footings & Forms	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
William Peppas	06/05/2008	

Comments:

Inspection No.	Inspection Type	Status
I004116351-1	BLD: Steel & Hardware	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
William Peppas	06/05/2008	

Comments:

Notes:

1. PEOPLE: OWNER PEACOCK JOANNE L
PEACOCK JOANNE L
8312 GRAPEWIN RD
CORONA
CA
ZIP: 92880
PHONE: 909/227-6404
DATE: 05/07/2008
NOTATION: Also is Applicant
LICENSE TYPE:

2. Comments Screen:
05/08/08 VAMARTIN PERMIT W/APP AND PLANS FILED IN DRAWER.05/08/08VM
01/04/10 VAMARTIN PERMIT DETSROYED 1/4/10 M.D

3. LMS No Fee Permit: 0.000

4. Created By: CYUH

5. LMS Other Pmt Fee: 0.000

6. Approvals:
APPR Planning Department Approval 20080507 CYUHAS
APPR B&S: Permit Approval 20080507 CLANDERO

7. FCC Information:
FCC Code:
Units: 1
Bldgs: 1
Public Owned: N

8. Notices
05/07/2008 CYUHAS PER LARRY ROSS, NO VARIANCE REQUIRED FOR 8' WALL
05/07/2008 CYUHAS SEWER
04/28/2009 LMS DBF REFUND $593.97 PV#00212219 CK#01688334 4/22/2009
01/07/2010 VAMARTIN APPLICATION SCANNED IN LASERFICHE.01/07/10VM

9. Tract/Lot: FULLER RANCHO LOT 0

10. LMS Total Calc Fees: 741.030

11. LMS Microfilm .50 cents: 0.000

12. LMS Dates
Ent Date: 20080507
Appl Date: 20080507
Appr Date: 20080507
Comp Date: 0
Exp Date: 20081231

13. LMS Reinspections: 0.000
14. LMS Overtime Insp: 0.000
15. Permit Fee LMS Surcharge: 0.000
16. Inspector Area: R001
17. LMS Additional Plan Check: 0.000
18. FTL Fee Area: N
19. Plan Check LMS Surcharge: 0.000
20. Lot size: 5.02 ACRES
21. LMS Processing Fee: 40.000
22. LMS Overtime PC: 0.000
23. LMS Renewal Fee: 0.000
24. LMS NoFee PlanCk: 0.000
25. Location: 2008 TG 713 A4
26. LMS Plan Check: 0.000
27. LMS P/M/E Subtotal: 726.500
28. Routing Screen 0001001:

Department:B&S START/END , Staff's Initials:BUILD STRT, Status:Approved, Received Date:05/07/2008, Assigned Date:2008/05/07, Completed Date:2008/05/07

Department:B&S PLAN CHECK , Staff's Initials:BSPLCKCL, Status:Approved, Received Date:05/07/2008, Assigned Date:2008/05/07, Completed Date:2008/05/07

Department:B&S PC ENGINEER , Staff's Initials:BSPCEN, Status:Passed, Received Date:05/07/2008, Assigned Date:N/A, Completed Date:2008/05/07

Department:B&S START/END , Staff's Initials:ENDBLDEND, Status:Approved, Received Date:05/07/2008, Assigned Date:2008/05/07, Completed Date:2008/05/07

29. LMS Permit Fee: 0.000
30. Additional Fees LMS Surcharge: 0.000
31. Code: + 1-5 code 0.000
32. LMS SMI: 0.000
33. LMS Microfilm .10 cents: 0.000
34. District:
35. PEOPLE: APPLICANT PEACOCK JOANNE L
PEACOCK JOANNE L
8312 GRAPEWIN RD
CORONA
CA
ZIP: 92880
PHONE: 909/227-6404
DATE: 05/07/2008
NOTATION:
LICENSE TYPE:
36. LMS Permit Subtotal: 0.000
37. LMS Planck Subtotal: 0.000

38. PEOPLE: CONTRACTORPACIFIC SHORES MASONRY
PACIFIC SHORES MASONRY
1369 WALKER LANE
CORONA
CA
ZIP: 92879
PHONE: 951/371-8550
DATE: 05/07/2008
NOTATION:
LICENSE: 586112
LICENSE TYPE: C

39. LMS PC Process: 0.000

40. LMS Inspections: 0.000

COUNTY OF RIVERSIDE
BUILDING AND SAFETY DEPARTMENT
Permit Report

Permit #:	BXX024213	Application Date:	06/10/2002
Permit Type:	Miscellaneous (BXX)	Issue Date:	07/23/2002
Work Class:	OTHCN - Other Construction	Expiration Date:	
Permit Status:	Final	Finaled Date:	09/06/2002
Description:	BARN (No Plumbing or Electrical)		

Manufacturer:	Model:	Year Built:
Serial #:		
HUD #: A-Unit:	HUD #: B-Unit:	HUD #: C-Unit:

Property Address: 8312 GRAPEWIN RD, CORONA

Parcel Number: 130070014

Legal Description:

Recorded Page:
Subdivision Name:
Lot/Parcel:
Block:
Tract Number:
Section(s)/Township(s)/Ranges(s):

Building Statistics:

Constructed:	Baths:	Bedrooms:
Central Cool:	Central Heat:	Const. Type:
Garage Type:	Prop. Area:	Roof Type:
Stories:		

Total Acreage:

Zone:

Zoning Classification(s): Zoning Area/District:
Zoning Overlay:

Contacts:

Contact Type: Applicant
Company Name: Web Page:

First Name: Joanne
Middle Name: L
Last Name: Peacock
Title:
Email:
Business Phone: (909) 279-6988
Home Phone: (222) 000-0015
Mobile Phone:
Fax:
Other Phone:
Address(es): 8312 Grapewin RD, Corona, CA 92880

Contact Type: Contractor
Company Name: Owner/Builder
First Name: Owner/Builder
Middle Name:
Last Name: Owner/Builder
Title:
Email:
Certification Number:
Address(es):
Web Page:
Business Phone:
Home Phone:
Mobile Phone:
Fax:
Other Phone:

Contact Type: Owner
Company Name:
First Name: Joanne
Middle Name: L
Last Name: Peacock
Title:
Email:
Address(es): 8312 Grapewin RD, Corona, CA 92880
Web Page:
Business Phone: (909) 279-6988
Home Phone: (222) 000-0015
Mobile Phone:
Fax:
Other Phone:

Permit Details:

Front: 20
Front: 20
Left: 90
Left: 90
Lot Depth: 0
Lot Depth: 0
Right: 20
Right: 20
Lot Frontage: 0
Lot Frontage: 0
Rear: 15
Rear: 15
FCC Codes: 328
FCC Codes: 328

E/M/P Details:

Fee Summary:

Fee Name	Amt.	Amt. Paid	Status
8100 - BUILDING FEES	$594.75	$594.75	Paid In Full
8160 - SMIP: RESIDENTIAL	$8.67	$8.67	Paid In Full
8190 - BUILDING PLAN CHECK	$449.50	$449.50	Paid In Full
8200 - BLDG LMS SURCHARGE FEES	$15.66	$15.66	Paid In Full

Inspections:

Inspection No.	Inspection Type	Status
I001758252-1	BLD: Set Backs/Footings & Forms	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	08/20/2002	

Comments:

Inspection No.	Inspection Type	Status
I001758253-1	BLD: Steel & Hardware	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	08/20/2002	

Comments:

Inspection No.	Inspection Type	Status
I001777416-1	BLD: Final Inspection	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	09/06/2002	

Comments:

Notes:

1. LMS Total Calc Fees: 1068.580
2. LMS Inspections: 0.000
3. Additional Fees LMS Surcharge: 0.000
4. 600V_1000amp: 0.000
5. Private Sewage System: 0.000
6. SKR Habitat: N
7. LMS PC Process: 13.750
8. LMS NoFee PlanCk: 0.000
9. Permit Fee LMS Surcharge: 8.920
10. Ventilation System: 0.000
11. Cesspool: 0.000
12. 30HP/1.00M BTU: 0.000
13. Water Piping/Treatment: 0.000
14. LMS Overtime PC: 0.000
15. Water Softener: 0.000
16. PEOPLE: CONTRACTOROWNER/BUILDER
OWNER/BUILDER

ZIP:
PHONE:
DATE: 06/10/2002
NOTATION: 540331
LICENSE: 00000000000001
LICENSE TYPE: C

17. LMS Renewal Fee: 0.000
18. LMS SMI: 8.670
19. >50HP/1.75M BTU: 0.000

20. LMS Dates
Ent Date: 20020610
Appl Date: 20020610
Appr Date: 20020723
Comp Date: 20020906
Exp Date: 0

21. LMS Plan Check: 435.750

22. Furnace >100K BTU: 0.000

23. LMS Reinspections: 0.000

24. Vacuum Breakers: 0.000

25. Misc Mech Equip: 0.000

26. Backflow Device over 2": 0.000

27. SQFT_Commercial_Garage_CP: 0.000

28. PEOPLE: APPLICANT PEACOCK JOANNE L
PEACOCK JOANNE L
8312 GRAPEWIN RD
CORONA CA

ZIP: 92880
PHONE: 909-279-6988
DATE: 06/10/2002
NOTATION:
LICENSE TYPE:

29. SQFT_Warehouse: 0.000

30. Routing Screen 0001001:

Department:B&S START/END , Staff's Initials:BUILD STRT, Status:Approved, Received Date:06/10/2002, Assigned Date:2002/06/10, Completed Date:2002/06/10
Comments: RIV,PLANS TO CODE CHECK RACK,6/11/02,DM*PLANS TO C RACK. NOTIFIED JOANN FOR P/U 06/18/2002 DG*RIV. PLANS BFC 7/19/02 TO DM'S RACK DPM*RIV,PLANS TO DG,7/22/02,DM*PLANS TO A RACK. NOTIFIED BRIAN PEACOCK FOR P/U 07/23/2002 DG*

Department:B&S PLAN CHECK , Staff's Initials:BSPLCKDG, Status:Passed, Received Date:06/18/2002, Assigned Date:N/A, Completed Date:2002/06/18

Department:B&S PC ENGINEER , Staff's Initials:BSPCENDM, Status:DENIED, Received Date:06/10/2002, Assigned Date:2002/06/10, Completed Date:2002/06/11

Department:B&S PLAN CHECK , Staff's Initials:BSPLCKDG, Status:Approved, Received Date:07/23/2002, Assigned Date:2002/07/23, Completed Date:2002/07/23

Department:B&S PC ENGINEER , Staff's Initials:BSPCENDM, Status:Approved, Received Date:07/22/2002, Assigned Date:2002/07/22, Completed Date:2002/07/22

Department:B&S START/END , Staff's Initials:ENDBLDEND, Status:Approved, Received Date:06/10/2002, Assigned Date:2002/07/23, Completed Date:2002/07/23

31. Valuation Summary: Agricultural Building Type V-N (Open)
Factor: 12.90
Sq Ft: 6720
Valuation: 86688.00

32. FTL Fee Area: N

33. LMS Microfilm .10 cents: 0.000

34. Approvals:
APPR Planning Department Approval 20020610 BBREWING
APPR B&S: Permit Approval 20020723 GMULLEN

35. LMS Permit Subtotal: 612.340
36. > 10K cfm: 0.000
37. RSA Fee per DU: 2639
38. Rainwater System: 0.000
39. SQFT_Storage_Garage_Hangar: 0.000
40. Gnatcatcher Habitat: Not in habitat area
41. Each_hp_kw_kva: 0.000
42. Notices
06/10/2002 BBREWING LOT ON SEPTIC SYSTEM
07/23/2002 BBOOTHE REVISED SITE PLAN SHOWING 20' RIGHT SIDE SETBACK
07/23/2002 DGREGORI MINIMUM SETBACKS TO BE 20' LAND USE TO REVISE PLOT PLAN
43. Multi_Outlet: 0.000
44. Laundry tray: 0.000
45. Comments Screen:
06/18/02 DGREGORI TODAY I SPOKE TO JOANNE PEACOCK AND SHE INFORMED ME THAT
06/18/02 DGREGORI SHE WILL NOT BE PUTTING PLUMBING OR ELECTRICAL IN AT THIS
06/18/02 DGREGORI TIME. 06/18/2002 DG*
07/24/02 SNOLASCO PERMIT W/APP AND SITE PLANS FILED IN DRAWER.
09/17/03 AANGUIAN PERMIT W/APP&SITE PLAN SENT TO RECORDS
46. SKR Area: N
47. Tract/Lot: FULLER RANCHO/POR LOT 0
48. LMS P/M/E Subtotal: 0.000
49. Lawn Sprinkler System: 0.000
50. Outlet_Fixture: 0.000
51. Lot size: 5.04 AC
52. DA Fee per DU: 0
53. Created By: BBRE
54. Furnace 100K BTU: 0.000
55. LMS Other Pmt Fee: 0.000
56. Location: MAJOR X ST - ARCHIBALD & SCHLEISMAN
57. Backflow Device to 2": 0.000
58. Evap Cooler: 0.000
59. Hood: 0.000
60. 3HP/100K BTU: 0.000
61. LMS Processing Fee: 13.750
62. Service_Change: 0.000
63. Inspector Area: R001
64. 50HP/1.75M BTU: 0.000
65. 15HP/500K BTU: 0.000
66. SQFT_Other_Const: 0.000
67. Drainage/Vent Piping: 0.000
68. Incinerator: 0.000
69. LMS Overtime Insp: 0.000
70. 600V/200amp: 0.000
71. LMS Microfilm .50 cents: 0.000
72. LMS Additional Plan Check: 0.000
73. LMS Planck Subtotal: 456.240

74. PEOPLE: OWNER PEACOCK JOANNE L
PEACOCK JOANNE L
8312 GRAPEWIN RD
CORONA CA

ZIP: 92880
PHONE: 909-279-6988
DATE: 06/10/2002
NOTATION: Also is Applicant
LICENSE TYPE:

75. Air-Handl 10K cfm: 0.000

76. Plan Check LMS Surcharge: 6.740

77. LMS No Fee Permit: 0.000

78. Over_600V1000amp: 0.000

79. FCC Information:
FCC Code: 328
Units: 1
Bldgs: 1
Public Owned:

80. LMS Permit Fee: 581.000

COUNTY OF RIVERSIDE
BUILDING AND SAFETY DEPARTMENT
Permit Report

Permit #:	BXX067146	Application Date:	07/05/2006
Permit Type:	Walls (BWL)	Issue Date:	07/07/2006
Work Class:	RETCS - Retaining Wall-County Standard	Expiration Date:	
Permit Status:	Final	Finaled Date:	11/22/2006
Description:	6'X172' GRDN WALL		

Manufacturer:	Model:	Year Built:
Serial #:		
HUD #: A-Unit:	HUD #: B-Unit:	HUD #: C-Unit:

Property Address: 8306 GRAPEWIN RD, CORONA

Parcel Number: 130070013

Legal Description:

Recorded Page:
Subdivision Name:
Lot/Parcel:
Block:
Tract Number:
Section(s)/Township(s)/Ranges(s):

Building Statistics:

Constructed:	Baths:	Bedrooms:
Central Cool:	Central Heat:	Const. Type:
Garage Type:	Prop. Area:	Roof Type:
Stories:		

Total Acreage:

Zone:

Zoning Classification(s): Zoning Area/District:
Zoning Overlay:

Contacts:

Contact Type: Applicant

Company Name: Standard Pacific Corp
First Name:
Middle Name:
Last Name:
Title:
Email:
Web Page:
Business Phone: (951) 372-8500
Home Phone: (222) 000-5434
Mobile Phone:
Fax:
Other Phone:
Address(es): 255 E Rincon ST, Ste 200, Corona, CA 92879

Contact Type: Contractor
Company Name: Standard Pacific Corp
First Name:
Middle Name:
Last Name:
Title:
Email:
Certification Number:
Web Page:
Business Phone: (951) 372-8500
Home Phone: (222) 000-5434
Mobile Phone:
Fax:
Other Phone:
Address(es): 255 E Rincon ST, Ste 200, Corona, CA 92879

Contact Type: Historic Representative
Company Name:
First Name: Melvin
Middle Name:
Last Name: Stacy
Title:
Email:
Address(es):
Web Page:
Business Phone:
Home Phone: (222) 000-0002
Mobile Phone:
Fax:
Other Phone:

Contact Type: Owner
Company Name:
First Name: Anthony
Middle Name: H
Last Name: Osterkamp
Title:
Email:
Web Page:
Business Phone: (909) 737-2319
Home Phone: (222) 000-0008
Mobile Phone:
Fax:
Other Phone:
Address(es): 8301 Archibald AVE, Corona, CA 92880

Permit Details:

Front: 0
Front: 0
Left: 0
Left: 0
Lot Depth: 360
Lot Depth: 360
Right: 0
Right: 0
Lot Frontage: 332
Lot Frontage: 332
Rear: 0
Rear: 0
FCC Codes: O/S
FCC Codes: O/S

E/M/P Details:

Fee Summary:

Fee Name	Amt.	Amt. Paid	Status
8100 - BUILDING FEES	$146.00	$146.00	Paid In Full
8160 - SMIP: RESIDENTIAL	$0.50	$0.50	Paid In Full
8190 - BUILDING PLAN CHECK	$55.50	$55.50	Paid In Full
8200 - BLDG LMS SURCHARGE FEES	$4.03	$4.03	Paid In Full

Inspections:

Inspection No.	Inspection Type	Status
I003703746-1	BLD: Set Backs/Footings & Forms	Approved

Primary Inspector | Scheduled Start Date: 09/26/2006 | Actual End Date:

Comments:

Inspection No.	Inspection Type	Status
I003703747-1	BLD: Set Backs/Footings & Forms	Approved

Primary Inspector | Scheduled Start Date: 09/26/2006 | Actual End Date:

Comments:

Inspection No.	Inspection Type	Status
I003703748-1	BLD: Steel & Hardware	Approved

Primary Inspector | Scheduled Start Date: 09/26/2006 | Actual End Date:

Comments:

Inspection No.	Inspection Type	Status
I003722609-1	BLD: Bond Beam L1	Correction

Primary Inspector | Scheduled Start Date: 10/16/2006 | Actual End Date:

Comments:

Inspection No.	Inspection Type	Status
I003724851-1	BLD: Bond Beam L1	Partial

Primary Inspector | Scheduled Start Date: 10/17/2006 | Actual End Date:

Comments:

Inspection No.	Inspection Type	Status
I003739844-1	BLD: Bond Beam L2	Approved

Primary Inspector | Scheduled Start Date: 10/31/2006 | Actual End Date:

Comments:

Inspection No.	Inspection Type	Status
I003739845-1	BLD: Bond Beam L3	Approved

Primary Inspector | Scheduled Start Date 10/31/2006 | Actual End Date

Comments:

Inspection No.	Inspection Type	Status
I003757222-1	BLD: Grout	Correction

Primary Inspector | Scheduled Start Date 11/20/2006 | Actual End Date

Comments:

Inspection No.	Inspection Type	Status
I003757223-1	BLD: Final Inspection	Correction

Primary Inspector | Scheduled Start Date 11/20/2006 | Actual End Date

Comments:

Inspection No.	Inspection Type	Status
I003761530-1	BLD: Grout	Approved

Primary Inspector | Scheduled Start Date 11/22/2006 | Actual End Date

Comments:

Inspection No.	Inspection Type	Status
I003761531-1	BLD: Final Inspection	Approved

Primary Inspector | Scheduled Start Date 11/22/2006 | Actual End Date

Comments:

Notes:

1. LMS Microfilm .50 cents: 0.000
2. Created By: SHES
3. Gnatcatcher Habitat: Not in habitat area
4. LMS Planck Subtotal: 56.610
5. 50HP/1.75M BTU: 0.000
6. LMS Other Pmt Fee: 0.000
7. LMS Plan Check: 40.500
8. 30HP/1.00M BTU: 0.000
9. 600V/200amp: 0.000
10. Permit Fee LMS Surcharge: 2.920

11. PEOPLE: OWNER OSTERKAMP ANTHONY H
OSTERKAMP ANTHONY H
8301 ARCHIBALD AVE
CORONA CA

ZIP: 92880
PHONE: 909-737-2319
DATE: 07/05/2006
NOTATION:
LICENSE TYPE:

12. LMS Renewal Fee: 0.000
13. LMS Permit Fee: 54.000
14. Furnace >100K BTU: 0.000
15. Service_Change: 0.000
16. Drainage/Vent Piping: 0.000
17. Additional Fees LMS Surcharge: 0.000
18. LMS Overtime PC: 0.000
19. Furnace 100K BTU: 0.000
20. Multi_Outlet: 0.000
21. LMS Microfilm .10 cents: 0.000
22. Location: TG 713/A-3
23. Incinerator: 0.000
24. FCC Information:
FCC Code: OS
Units: 1
Bldgs: 1
Public Owned:
25. RSA Number: 5
26. Evap Cooler: 0.000
27. SKR Area: N
28. 3HP/100K BTU: 0.000
29. LMS Reinspections: 0.000
30. Backflow Device to 2": 0.000
31. Lawn Sprinkler System: 0.000
32. 600V_1000amp: 0.000
33. PEOPLE: APPLICANT STANDARD PACIFIC CORP
STANDARD PACIFIC CORP
255 E RINCON ST SUITE 200
CORONA CA

ZIP: 92879
PHONE: 951-372-8500
DATE: 07/05/2006
NOTATION: Also is CONTRACTOR
LICENSE: 641665
LICENSE TYPE: C

34. LMS PC Process: 15.000
35. Over_600V1000amp: 0.000
36. SKR Habitat: N
37. LMS Additional Plan Check: 0.000
38. LMS Permit Subtotal: 149.420

39. PEOPLE: DBA STACY MELVIN
STACY MELVIN
LETTER ON FILE

ZIP:
PHONE:
DATE: 07/07/2006
NOTATION:
LICENSE TYPE:

40. Air-Handl 10K cfm: 0.000

41. Valuation Summary: Wall Type WALL
Factor: 2.00
Sq Ft: 1032
Valuation: 2064.00

Valuation Summary: Wall Type WALL
Factor: 2.00
Sq Ft: 1032
Valuation: 2064.00

42. LMS Total Calc Fees: 206.030

43. Backflow Device over 2": 0.000

44. Hood: 0.000

45. LMS NoFee PlanCk: 0.000

46. > 10K cfm: 0.000

47. DA Fee per DU: 0

48. Tract/Lot: FULLER RANCHO LOT O

49. LMS Dates
Ent Date: 20060705
Appl Date: 20060705
Appr Date: 20060707
Comp Date: 20061122
Exp Date: 20070521

50. Water Piping/Treatment: 0.000

51. Private Sewage System: 0.000

52. 15HP/500K BTU: 0.000

53. LMS No Fee Permit: 0.000

54. >50HP/1.75M BTU: 0.000

55. Plan Check LMS Surcharge: 1.110

56. RSA Fee per DU: 2639

57. Water Softener: 0.000

58. PEOPLE: CONTRACTORSTANDARD PACIFIC CORP
STANDARD PACIFIC CORP
255 E RINCON ST SUITE 200
CORONA CA

ZIP: 92879
PHONE: 951-372-8500
DATE: 07/05/2006
NOTATION: Also is Applicant
LICENSE: 641665
LICENSE TYPE: C

59. SQFT_Warehouse: 0.000

60. Outlet_Fixture: 0.000
61. Lot size: 2.25
62. Cesspool: 0.000
63. SQFT_Storage_Garage_Hangar: 0.000
64. Rainwater System: 0.000
65. LMS P/M/E Subtotal: 0.000
66. Notices
08/10/2006 JESTERGA REVISED PLANS SUBMITTED PER MIKE AND LELA
67. Laundry tray: 0.000
68. Comments Screen:
07/07/06 MCOLES PERMIT W/APP AND PLANS FILED IN DRAWER
11/04/08 ADELTORO PLANS DESTROYED
69. Each_hp_kw_kva: 0.000
70. LMS SMI: 0.500
71. Approvals:
APPR B&S: Permit Approval 20060707 MMCCAFFE
72. Inspector Area: R001
73. LMS Overtime Insp: 0.000
74. Vacuum Breakers: 0.000
75. SQFT_Commercial_Garage_CP: 0.000
76. FTL Fee Area: N
77. SQFT_Other_Const: 0.000
78. Ventilation System: 0.000
79. LMS Inspections: 0.000
80. LMS Processing Fee: 15.000
81. Misc Mech Equip: 0.000

COUNTY OF RIVERSIDE
BUILDING AND SAFETY DEPARTMENT
Permit Report

Permit #:	BXX067787	Application Date:	08/10/2006
Permit Type:	Walls (BWL)	Issue Date:	08/10/2006
Work Class:	RETCS - Retaining Wall-County Standard	Expiration Date:	
Permit Status:	Final	Finaled Date:	11/22/2006
Description:	RETAINING WALL		

Manufacturer:	Model:	Year Built:
Serial #:		
HUD #: A-Unit:	HUD #: B-Unit:	HUD #: C-Unit:

Property Address: 8306 GRAPEWIN RD, CORONA

Parcel Number: 130070013

Legal Description:

Recorded Page:
Subdivision Name:
Lot/Parcel:
Block:
Tract Number:
Section(s)/Township(s)/Ranges(s):

Building Statistics:

Constructed:	Baths:	Bedrooms:
Central Cool:	Central Heat:	Const. Type:
Garage Type:	Prop. Area:	Roof Type:
Stories:		

Total Acreage:

Zone:

Zoning Classification(s):
Zoning Area/District:
Zoning Overlay:

Contacts:

Contact Type: Applicant

Company Name:	Standard Pacific Corp	Web Page:	
First Name:		Business Phone:	(951) 372-8500
Middle Name:		Home Phone:	(222) 000-5434
Last Name:		Mobile Phone:	
Title:		Fax:	
Email:		Other Phone:	

Address(es): 255 E Rincon ST, Ste 200, Corona, CA 92879

Contact Type:	Historic Representative		
Company Name:		Web Page:	
First Name:	Melvin	Business Phone:	
Middle Name:		Home Phone:	(222) 000-0002
Last Name:	Stacy	Mobile Phone:	
Title:		Fax:	
Email:		Other Phone:	

Address(es):

Contact Type:	Owner		
Company Name:	Standard Pacific Corp	Web Page:	
First Name:		Business Phone:	(951) 372-8500
Middle Name:		Home Phone:	(222) 000-5434
Last Name:		Mobile Phone:	
Title:		Fax:	
Email:		Other Phone:	

Address(es): 255 E Rincon ST, Ste 200, Corona, CA 92879

Permit Details:

Front: 0
Front: 0
Left: 0
Left: 0
Lot Depth: 0
Lot Depth: 0
Right: 0
Right: 0
Lot Frontage: 0
Lot Frontage: 0
Rear: 0
Rear: 0
FCC Codes: O/S
FCC Codes: O/S

E/M/P Details:

Fee Summary:

Fee Name	Amt.	Amt. Paid	Status
8100 - BUILDING FEES	$186.00	$186.00	Paid In Full
8160 - SMIP: RESIDENTIAL	$1.56	$1.56	Paid In Full
8190 - BUILDING PLAN CHECK	$143.25	$143.25	Paid In Full
8200 - BLDG LMS SURCHARGE FEES	$6.59	$6.59	Paid In Full

Inspections:

Inspection No.	Inspection Type	Status
I003703759-1	BLD: Set Backs/Footings & Forms	Correction

Primary Inspector	Scheduled Start Date	Actual End Date
	09/26/2006	

Comments:

Inspection No.	Inspection Type	Status
I003703760-1	BLD: Steel & Hardware	Correction

Primary Inspector	Scheduled Start Date	Actual End Date
	09/26/2006	

Comments:

Inspection No.	Inspection Type	Status
I003707194-1	BLD: Set Backs/Footings & Forms	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	09/28/2006	

Comments:

Inspection No.	Inspection Type	Status
I003707195-1	BLD: Steel & Hardware	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	09/28/2006	

Comments:

Inspection No.	Inspection Type	Status
I003722610-1	BLD: Bond Beam L1	Correction

Primary Inspector	Scheduled Start Date	Actual End Date
	10/16/2006	

Comments:

Inspection No.	Inspection Type	Status
I003724860-1	BLD: Bond Beam L1	Partial

Primary Inspector	Scheduled Start Date	Actual End Date
	10/17/2006	

Comments:

Inspection No.	Inspection Type	Status
I003739857-1	BLD: Bond Beam L2	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	10/31/2006	

Comments:

Inspection No.	Inspection Type	Status
I003739858-1	BLD: Bond Beam L3	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	10/31/2006	

Comments:

Inspection No.	Inspection Type	Status
I003757229-1	BLD: Grout	Correction

Primary Inspector | Scheduled Start Date 11/20/2006 | Actual End Date

Comments:

Inspection No.	Inspection Type	Status
I003757230-1	BLD: Final Inspection	Correction

Primary Inspector | Scheduled Start Date 11/20/2006 | Actual End Date

Comments:

Inspection No.	Inspection Type	Status
I003761537-1	BLD: Grout	Approved

Primary Inspector | Scheduled Start Date 11/22/2006 | Actual End Date

Comments:

Inspection No.	Inspection Type	Status
I003761538-1	BLD: Final Inspection	Approved

Primary Inspector | Scheduled Start Date 11/22/2006 | Actual End Date

Comments:

Notes:

1. LMS Plan Check: 128.250
2. Laundry tray: 0.000
3. LMS Permit Fee: 171.000
4. Service_Change: 0.000
5. LMS NoFee PlanCk: 0.000
6. SKR Habitat: N
7. Rainwater System: 0.000
8. PEOPLE: DBA STACY MELVIN
STACY MELVIN

ZIP:
PHONE:
DATE: 08/10/2006
NOTATION:
LICENSE TYPE:

9. SKR Area: N
10. Created By: JEST
11. 50HP/1.75M BTU: 0.000
12. Location: TG713 A-3
13. Ventilation System: 0.000
14. Over_600V1000amp: 0.000
15. LMS Reinspections: 0.000

16. LMS Planck Subtotal: 146.120
17. Multi_Outlet: 0.000
18. LMS Total Calc Fees: 337.400
19. Inspector Area: R001
20. LMS P/M/E Subtotal: 0.000
21. 600V/200amp: 0.000
22. LMS No Fee Permit: 0.000
23. Notices
08/10/2006 JESTERGA PERMIT OKAY PER MIKE & LELA WITH NEW SITE PLAN
24. Backflow Device over 2": 0.000
25. LMS PC Process: 15.000
26. 30HP/1.00M BTU: 0.000
27. RSA Fee per DU: 2639
28. DA Fee per DU: 0
29. Backflow Device to 2": 0.000
30. Furnace >100K BTU: 0.000
31. LMS SMI: 1.560
32. PEOPLE: OWNER STANDARD PACIFIC CORP
STANDARD PACIFIC CORP
255 E RINCON SPACE 200
CORONA CAA

ZIP: 92879
PHONE: 951-372-8500
DATE: 08/10/2006
NOTATION: Also is Applicant
LICENSE TYPE:
33. FTL Fee Area: N
34. Evap Cooler: 0.000
35. LMS Additional Plan Check: 0.000
36. Comments Screen:
08/11/06 DSANTANA PERM. W/ APP. & SITE PLAN FILED IN DRAWER. 8/11/06DS
11/28/06 ADELTORO PLANS TO BE DESTROYED 02/07
37. Air-Handl 10K cfm: 0.000
38. Vacuum Breakers: 0.000
39. 600V_1000amp: 0.000
40. Valuation Summary: Wall Type RET6 (Ret > 6')
Factor: 11.55
Sq Ft: 1350
Valuation: 15592.50
41. Outlet_Fixture: 0.000
42. SQFT_Warehouse: 0.000
43. LMS Microfilm .10 cents: 0.000
44. LMS Inspections: 0.000
45. Permit Fee LMS Surcharge: 3.720
46. Drainage/Vent Piping: 0.000
47. Private Sewage System: 0.000
48. Additional Fees LMS Surcharge: 0.000

49. LMS Dates
Ent Date: 20060810
Appl Date: 20060810
Appr Date: 20060810
Comp Date: 20061122
Exp Date: 20070521

50. Water Piping/Treatment: 0.000

51. SQFT_Other_Const: 0.000

52. RSA Number: 5

53. >50HP/1.75M BTU: 0.000

54. PEOPLE: APPLICANT STANDARD PACIFIC CORP
STANDARD PACIFIC CORP
255 E RINCON SPACE 200
CORONA CAA

ZIP: 92879
PHONE: 951-372-8500
DATE: 08/10/2006
NOTATION:
LICENSE TYPE:

55. Cesspool: 0.000

56. Each_hp_kw_kva: 0.000

57. Hood: 0.000

58. LMS Processing Fee: 15.000

59. FCC Information:
FCC Code: OS
Units: 1
Bldgs: 1
Public Owned:

60. SQFT_Commercial_Garage_CP: 0.000

61. Misc Mech Equip: 0.000

62. Tract/Lot: FULLER RANCHO LOT 0

63. Water Softener: 0.000

64. 3HP/100K BTU: 0.000

65. LMS Overtime PC: 0.000

66. Plan Check LMS Surcharge: 2.870

67. SQFT_Storage_Garage_Hangar: 0.000

68. LMS Renewal Fee: 0.000

69. LMS Microfilm .50 cents: 0.000

70. Incinerator: 0.000

71. > 10K cfm: 0.000

72. Approvals:
APPR B&S: Permit Approval 20060810 MMCCAFFE
APPR Planning Department Approval 20060810 JESTERGA

73. LMS Other Pmt Fee: 0.000

74. Lawn Sprinkler System: 0.000

75. LMS Overtime Insp: 0.000

76. Gnatcatcher Habitat: Not in habitat area

77. 15HP/500K BTU: 0.000

78. LMS Permit Subtotal: 191.280

79. Lot size: 2.25 ACRE

80. Furnace 100K BTU: 0.000

COUNTY OF RIVERSIDE
BUILDING AND SAFETY DEPARTMENT
Permit Report

Permit #:	BXX981290	Application Date:	06/23/1998
Permit Type:	Re-Roofs (BRR)	Issue Date:	06/23/1998
Work Class:	RREP (DO NOT USE) - Installation/Replacement Res	Expiration Date:	
Permit Status:	Final	Finaled Date:	10/06/1999
Description:	REROOF - SHAKE TEAR OFF/INSTALL COMP		

Manufacturer:	Model:	Year Built:
Serial #:		
HUD #: A-Unit:	HUD #: B-Unit:	HUD #: C-Unit:

Property Address: 8306 GRAPEWIN RD, CORONA

Parcel Number: 130070013

Legal Description:

Recorded Page:
Subdivision Name:
Lot/Parcel:
Block:
Tract Number:
Section(s)/Township(s)/Ranges(s):

Building Statistics:

Constructed:	Baths:	Bedrooms:
Central Cool:	Central Heat:	Const. Type:
Garage Type:	Prop. Area:	Roof Type:
Stories:		

Total Acreage:

Zone:

Zoning Classification(s): Zoning Area/District:
Zoning Overlay:

Contacts:

Contact Type: Applicant

Company Name:
First Name: Michael
Middle Name:
Last Name: Dalfior
Title:
Email:
Web Page:
Business Phone: (909) 736-5252
Home Phone: (222) 000-0002
Mobile Phone:
Fax:
Other Phone:
Address(es): 2834 Hamner AVE, Ste 138, Norco, CA 92860

Contact Type: Contractor
Company Name: Circle City Roofing Inc
First Name:
Middle Name:
Last Name:
Title:
Email:
Certification Number:
Web Page:
Business Phone: (909) 736-5252
Home Phone: (222) 000-0092
Mobile Phone:
Fax:
Other Phone:
Address(es): 2670 Norco DR, Norco, CA 92860

Contact Type: Owner
Company Name:
First Name: Anthony
Middle Name: H
Last Name: Osterkamp
Title:
Email:
Web Page:
Business Phone: (909) 737-2319
Home Phone: (222) 000-0008
Mobile Phone:
Fax:
Other Phone:
Address(es): 8301 Archibald AVE, Corona, CA 92880

Permit Details:

FCC Codes: O/S

E/M/P Details:

Fee Summary:

Fee Name	Amt.	Amt. Paid	Status
8100 - BUILDING FEES	$94.02	$94.02	Paid In Full
8200 - BLDG LMS SURCHARGE FEES	$1.41	$1.41	Paid In Full

Inspections:

Inspection No.	Inspection Type	Status
I000490606-1	BLD: Final Inspection	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	10/06/1999	

Comments:

Notes:

1. Furnace 100K BTU: 0.000
2. LMS Reinspections: 0.000
3. Incinerator: 0.000
4. LMS Total Calc Fees: 95.430
5. Service_Change: 0.000
6. Lawn Sprinkler System: 0.000

7. Plan Check LMS Surcharge: 0.000
8. 30HP/1.00M BTU: 0.000
9. PEOPLE: CONTRACTORCIRCLE CITY ROOFING , INC
CIRCLE CITY ROOFING , INC
CIRCLE CITY ROOFING, INC.
2670 NORCO DR
NORCO CA
ZIP: 91760
PHONE: (909) 736-5252
DATE: 06/23/1998
NOTATION:
LICENSE: 674814
LICENSE TYPE: C
10. LMS Permit Subtotal: 95.430
11. PEOPLE: APPLICANT DALFIOR MICHAEL
DALFIOR MICHAEL
2834 HAMNER AVE #138
NORCO CA

ZIP: 91760
PHONE: 909-736-5252
DATE: 06/23/1998
NOTATION:
LICENSE TYPE:
12. Lot size: .68 AC
13. 50HP/1.75M BTU: 0.000
14. LMS NoFee PlanCk: 0.000
15. Location: TG 713/A-4
16. Backflow Device to 2": 0.000
17. Water Softener: 0.000
18. LMS Dates
Ent Date: 19980623
Appl Date: 19980623
Appr Date: 19980623
Comp Date: 19991006
Exp Date: 0
19. LMS P/M/E Subtotal: 0.000
20. Over_600V1000amp: 0.000
21. FTL Fee Area: N
22. >50HP/1.75M BTU: 0.000
23. LMS Overtime PC: 0.000
24. 3HP/100K BTU: 0.000
25. Air-Handl 10K cfm: 0.000
26. LMS Processing Fee: 16.040
27. Backflow Device over 2": 0.000
28. Tract/Lot: FULLER RANCHO/LOT 0
29. Each_hp_kw_kva: 0.000
30. Cesspool: 0.000
31. Inspector Area: R001
32. Comments Screen:
01/10/01 MBRASWEL PERMIT W/APP DESTROYED.
33. Outlet_Fixture: 0.000

34. SQFT_Storage_Garage_Hangar: 0.000
35. LMS Plan Check: 0.000
36. LMS Overtime Insp: 0.000
37. 15HP/500K BTU: 0.000
38. LMS Microfilm .50 cents: 0.000
39. 600V/200amp: 0.000
40. LMS Other Pmt Fee: 0.000
41. Multi_Outlet: 0.000
42. SKR Area: N
43. PEOPLE: OWNER OSTERKAMP ANTHONY H
OSTERKAMP ANTHONY H
8301 ARCHIBALD AVE
CORONA, CA

ZIP: 91720
PHONE:
DATE: 06/23/1998
NOTATION:
LICENSE TYPE:
44. SQFT_Warehouse: 0.000
45. LMS SMI: 0.000
46. LMS No Fee Permit: 0.000
47. Misc Mech Equip: 0.000
48. SQFT_Other_Const: 0.000
49. Drainage/Vent Piping: 0.000
50. > 10K cfm: 0.000
51. LMS Inspections: 0.000
52. LMS Planck Subtotal: 0.000
53. 600V_1000amp: 0.000
54. Evap Cooler: 0.000
55. LMS PC Process: 0.000
56. LMS Additional Plan Check: 0.000
57. LMS Microfilm .10 cents: 0.000
58. Gnatcatcher Habitat: not in habitat area
59. Approvals:
APPR Planning Department Approval 19980623 BBREWING
60. Hood: 0.000
61. Permit Fee LMS Surcharge: 1.410
62. DA Fee per DU: 0
63. FCC Information:
FCC Code: OS
Units: 1
Bldgs: 1
Public Owned:
64. SQFT_Commercial_Garage_CP: 0.000
65. RSA Fee per DU: 2639
66. SKR Habitat: N
67. LMS Permit Fee: 0.000
68. Additional Fees LMS Surcharge: 0.000
69. Private Sewage System: 0.000

70. Water Piping/Treatment: 0.000
71. Ventilation System: 0.000
72. Created By: BBRE
73. Rainwater System: 0.000
74. Furnace >100K BTU: 0.000
75. Laundry tray: 0.000
76. Vacuum Breakers: 0.000
77. LMS Renewal Fee: 0.000

COUNTY OF RIVERSIDE
BUILDING AND SAFETY DEPARTMENT
Permit Report

Permit #:	BXX991115	Application Date:	04/21/1999
Permit Type:	Miscellaneous (BXX)	Issue Date:	04/06/2000
Work Class:	OTHCN - Other Construction	Expiration Date:	
Permit Status:	Final	Finaled Date:	07/31/2000
Description:	BARN		

Manufacturer: Model: Year Built:

Serial #:

HUD #: A-Unit: HUD #: B-Unit: HUD #: C-Unit:

Property Address: 8500 ARCHIBALD AVE, CORONA

Parcel Number: 130080005

Legal Description:

Recorded Page:
Subdivision Name:
Lot/Parcel:
Block:
Tract Number:
Section(s)/Township(s)/Ranges(s):

Building Statistics:

Constructed:	Baths:	Bedrooms:
Central Cool:	Central Heat:	Const. Type:
Garage Type:	Prop. Area:	Roof Type:
Stories:		

Total Acreage:

Zone:

Zoning Classification(s): Zoning Area/District:
Zoning Overlay:

Contacts:

Contact Type: Applicant
Company Name: Web Page:

First Name:	Glenn	Business Phone:	(909) 734-0345
Middle Name:	E	Home Phone:	(222) 000-0008
Last Name:	Gilstrap	Mobile Phone:	
Title:		Fax:	
Email:		Other Phone:	

Address(es): 8312 Grapewin WAY, Corona, CA 91720

Contact Type:	Contractor		
Company Name:	Owner/Builder	Web Page:	
First Name:	Owner/Builder	Business Phone:	
Middle Name:		Home Phone:	
Last Name:	Owner/Builder	Mobile Phone:	
Title:		Fax:	
Email:		Other Phone:	

Certification Number:

Address(es):

Contact Type:	Owner		
Company Name:		Web Page:	
First Name:	Glenn	Business Phone:	(909) 734-0345
Middle Name:	E	Home Phone:	(222) 000-0008
Last Name:	Gilstrap	Mobile Phone:	
Title:		Fax:	
Email:		Other Phone:	

Address(es): 8312 Grapewin WAY, Corona, CA 91720

Permit Details:

Front: 550
Front: 550
Left: 800
Left: 800
Lot Depth: 0
Lot Depth: 0
Right: 900
Right: 900
Lot Frontage: 0
Lot Frontage: 0
Rear: 50
Rear: 50
FCC Codes: O/S
FCC Codes: O/S

E/M/P Details:

Fee Summary:

Fee Name	Amt.	Amt. Paid	Status
8100 - BUILDING FEES	$334.00	$334.00	Paid In Full
8160 - SMIP: RESIDENTIAL	$3.54	$3.54	Paid In Full
8190 - BUILDING PLAN CHECK	$253.13	$253.13	Paid In Full
8200 - BLDG LMS SURCHARGE FEES	$8.81	$8.81	Paid In Full

Inspections:

Inspection No.	Inspection Type	Status
I000611653-1	BLD: Set Backs/Footings & Forms	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	04/25/2000	

Comments:

Inspection No.	Inspection Type	Status
I000611654-1	BLD: Steel & Hardware	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	04/25/2000	

Comments:

Inspection No.	Inspection Type	Status
I000611655-1	BLD: Slab Grade	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	04/25/2000	

Comments:

Inspection No.	Inspection Type	Status
I000910559-1	BLD: Final Inspection	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	07/31/2000	

Comments:

Notes:

1. Hood: 0.000
2. SKR Habitat: N
3. LMS Other Pmt Fee: 0.000
4. Multi_Outlet: 0.000
5. FTL Fee Area: N
6. SQFT_Commercial_Garage_CP: 0.000
7. Furnace 100K BTU: 0.000
8. 3HP/100K BTU: 0.000
9. Rainwater System: 0.000
10. LMS No Fee Permit: 0.000
11. SKR Area: N
12. PEOPLE: CONTRACTOROWNER/BUILDER
OWNER/BUILDER

ZIP:
PHONE:
DATE: 04/21/1999
NOTATION:
LICENSE: 00000000000001
LICENSE TYPE: C

13. Notices
02/08/2000 DGREGORI FOOTING TO BE ENGINEERED
14. 600V_1000amp: 0.000
15. LMS Permit Subtotal: 342.550

16. Approvals:
APPR Planning Department Approval 19990421 BBREWING

17. LMS Overtime Insp: 0.000

18. LMS Dates
Ent Date: 19990421
Appl Date: 19990421
Appr Date: 20000406
Comp Date: 20000731
Exp Date: 0

19. LMS Overtime PC: 0.000

20. >50HP/1.75M BTU: 0.000

21. LMS Microfilm .10 cents: 0.000

22. LMS Total Calc Fees: 599.480

23. 30HP/1.00M BTU: 0.000

24. Evap Cooler: 0.000

25. Created By: BBRE

26. Valuation Summary: Private Garage Type WOOD (Wood)
Factor: 15.12
Sq Ft: 2340
Valuation: 35380.80

27. Drainage/Vent Piping: 0.000

28. Laundry tray: 0.000

29. 15HP/500K BTU: 0.000

30. Inspector Area: R001

31. Tract/Lot: FULLER RANCH0/LOT 9

32. Routing Screen 0001001:

Department:B&S START/END , Staff's Initials:BUILD STRT, Status:Approved, Received Date:04/21/1999, Assigned Date:1999/04/21, Completed Date:1999/04/21
Comments: NO PLANS SUBMITTED AS CUSTOMER TOOK PLANS BACK FOR FOUNDATION CALCS. 4/21/1999 MC PLANS BACK WITH ENG TO NEW RACK 2/22/00 SW Plans at c-rack;Applicar notified.2/28/00,T.Hsu OFC 3-1-00 SW*BFC 3-6-00 SW*OFC 3.6.00 RC*BFC 3-22-00 DG OFC 3.24.0(RC*BFC 3-29-00 SW Plans at a-rack;Applicant notified.3/29/00,TH

Department:B&S PLAN CHECK , Staff's Initials:BSPLCK, Status:Passed, Received Date:04/21/1999, Assigned Date:N/A, Completed Date:2000/02/28

Department:B&S PC ENGINEER , Staff's Initials:BSPCENTH, Status:Approved, Received Date:04/21/1999, Assigned Date:2000/02/28, Completed Date:2000/03/29

Department:B&S START/END , Staff's Initials:ENDBLDEND, Status:Approved, Received Date:04/21/1999, Assigned Date:2000/04/06, Completed Date:2000/04/06

33. DA Fee per DU: 0

34. LMS Permit Fee: 323.500

35. Outlet_Fixture: 0.000

36. LMS Reinspections: 0.000

37. Over_600V1000amp: 0.000

38. > 10K cfm: 0.000

39. LMS P/M/E Subtotal: 0.000

40. Air-Handl 10K cfm: 0.000

41. LMS Inspections: 0.000

42. LMS Additional Plan Check: 0.000

43. Comments Screen:
02/08/00 DGREGORI PRE-EXISTING STRUCTURES AT LEAST 30 YEARS AGO PER
02/08/00 DGREGORI APPLICANT. HE HAS OWNED THE PARCEL THAT LONG.
02/08/00 DGREGORI GLENN GILSTRAP CAME INTO OFFICE WITH HAND DRAWN PLANS FROM
02/08/00 DGREGORI HIS CONCRETE MAN. THE FOOTING NEED TO BE ENGINEERED DUE TO
02/08/00 DGREGORI ENGINEERED METAL BUILDING.
01/18/01 MBRASWEL PERMIT W/APP & PLANS DESTROYED.

44. FCC Information:
FCC Code: OS
Units: 1
Bldgs: 1
Public Owned:

45. LMS Plan Check: 242.630

46. Location: TG 712/A-5

47. 50HP/1.75M BTU: 0.000

48. Each_hp_kw_kva: 0.000

49. PEOPLE: APPLICANT GILSTRAP GLENN E
GILSTRAP GLENN E
8312 GRAPEWIN WAY
CORONA CA

ZIP: 91720
PHONE: 909-734-0345
DATE: 04/21/1999
NOTATION:
LICENSE TYPE:

50. LMS Processing Fee: 10.500

51. Gnatcatcher Habitat: not in habitat area

52. SQFT_Storage_Garage_Hangar: 0.000

53. RSA Fee per DU: 2639

54. Service_Change: 0.000

55. Backflow Device to 2": 0.000

56. PEOPLE: OWNER GILSTRAP GLENN E
GILSTRAP GLENN E
8312 GRAPEWIN WAY
CORONA CA

ZIP: 91720
PHONE: 909-734-0345
DATE: 04/21/1999
NOTATION: Also is Applicant
LICENSE TYPE:

57. LMS PC Process: 10.500

58. Backflow Device over 2": 0.000

59. Vacuum Breakers: 0.000

60. LMS NoFee PlanCk: 0.000

61. LMS SMI: 3.540

62. Plan Check LMS Surcharge: 3.800

63. Lawn Sprinkler System: 0.000

64. Water Piping/Treatment: 0.000

65. Ventilation System: 0.000

66. Lot size: 5.73 AC

67. LMS Planck Subtotal: 256.930
68. Cesspool: 0.000
69. LMS Renewal Fee: 0.000
70. SQFT_Warehouse: 0.000
71. Incinerator: 0.000
72. Private Sewage System: 0.000
73. LMS Microfilm .50 cents: 0.000
74. Additional Fees LMS Surcharge: 0.000
75. Furnace >100K BTU: 0.000
76. 600V/200amp: 0.000
77. SQFT_Other_Const: 0.000
78. Water Softener: 0.000
79. Misc Mech Equip: 0.000
80. Permit Fee LMS Surcharge: 5.010

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE
HEADQUARTERS

CONSTRUCTION ESTIMATE

1st Fl.	Sq. Ft. @	
2nd Fl.	Sq. Ft. @	
Por.	Sq. Ft. @	
Gar.	Sq. Ft. @	
Car P.	Sq. Ft. @	
Wall	Sq. Ft. @	
	Sq. Ft. @	

ESTIMATED VALUATION $

MECHANICAL FEES

VENT SYSTEM ☐ FAN ☐ EVAP. COOL ☐ HOOD
APPLIANCE
FURNACE ☐ UNIT ☐ WALL ☐ FLOOR ☐ SUSPENDED
AIR HANDLING UNIT
GAS PIPE ☐ NATURAL ☐ L.P.G. ☐ OIL
COMPRESSOR HP
APPLIANCE VENT
ABSORPTION SYSTEM B.T.U.
INCINERATOR DOMESTIC ☐ INDUS. ☐ COMM.
HEATING SYSTEM ☐ FORCED ☐ GRAVITY
BOILER B.T.U.
MECHANICAL FEE
PERMIT FEE

ELECTRICAL FEES

NO.			
	POLES		
	SIGNS		
	TRANS. CAN/ SP. T. ELE.		
	MOTOR H.P.		
	MOTOR H.P.		
	MOTOR H.P.		
	MOTOR H.P.		
	MOTOR H.P.		
	FIXTURES		
	OUTLETS		
	SUB-PANEL		
	RANGE AND/OR OVEN		
	WATER HEATER		
	SPACE HEATER		
	CONSTRUCTION POLE		
	SERVICE ENTRANCE	1	00
	RESID. ?? SQ. FT.		
	GARAGE ?? SQ. FT.		
	PERMIT FEE	1	00

PLUMBING FEES

NO.		
	DRAINAGE PIPING	
	DRINKING FOUNTAIN	
	URINAL	
	WATER PIPING	
	FLOOR DRAIN	
	WATER SOFTENER	
	WASHER (AUTO) (DISH)	
	GARBAGE DISPOSAL	
	LAUNDRY TRAY	
	KITCHEN SINK	
	WATER CLOSET	
	LAVATORY	
	SHOWER	
	BATH TUB	
	WATER HEATER	
	SEWAGE DISPOSAL	
	HOUSE SEWER	
	GAS PIPING	
	PERMIT FEE	

PERMIT NUMBER			TOTAL FEES		PLN. CK. FEE	CONST. FEE	ELEC. FEE	PLUMB. FEE
167440			2.00				2.00	

NET SIZE	
LOT SIZE	
USE #	
JOB ADDRESS	8312 Grapewin
OWNER	Gilstrap, Glen
ZONE	A-1
USE OF BUILDING	New Elec. To Res.
DATE	[illegible]
CHECKED BY	W. Harvey
COMMUNITY	Corona
DISTRICT	[illegible]
F.A.	35
UNITS	
VALUATION	150.00
OFFICE	2
GROUP	
TYPE	
LEGAL DESCRIPTION	Lot 14 Assessor Map # 62
PERMIT NUMBER	167440
SPEC. INSP.	
SUPP. TO PERMIT	
PLAN CHECKER	
BOND $	
BOND	
CASH	
PLAN FILE #	
FINAL DATE	
INSPECTOR	

PLAN CHECK FEE	
MECHANICAL FEE	
CONSTRUCTION FEE	
ELECTRICAL FEE	2.00
PLUMBING FEE	

TOTAL FEES $ 2.00

CASH ✓ CHECK M.O. N.C.

RECEIVED BY

SEWAGE SYSTEM T LL P

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 60 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.

I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

INFORMATION

Name of Construction Lender:

Branch Office
Adress
City State
No Lender involved ✓

OWNER
ADDRESS
TEL. NO.

CONTRACTOR
ADDRESS
TEL. NO.
LICENSE NO.

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

FIELD ✓

CONSTRUCTION ESTIMATE			
1st Fl.		Sq. Ft. @	
2nd Fl.		Sq. Ft. @	
Por.		Sq. Ft. @	
Gar.		Sq. Ft. @	
Car P.		Sq. Ft. @	
Wall		Sq. Ft. @	
		Sq. Ft. @	

ESTIMATED VALUATION $

MECHANICAL FEES		
VENT SYSTEM ☐ FAN ☐ EVAP. COOL ☐ HOOD		
APPLIANCE		
FURNACE ☐ UNIT ☐ WALL ☐ FLOOR ☐ SUSPENDED		
AIR HANDLING UNIT		
GAS PIPE ☐ NATURAL ☐ L.P.G. ☐ OIL		
COMPRESSOR HP		
APPLIANCE VENT		
ABSORPTION SYSTEM B.T.U.		
INCINERATOR DOMESTIC ☐ INDUS. ☐ COMM.		
HEATING SYSTEM ☐ FORCED ☐ GRAVITY		
BOILER B.T.U.		
RESIDENTIAL FEE SQ.FT. @		
PERMIT FEE		

ELECTRICAL FEES			
NO.			
POLES			
SIGNS			
TRANS. AND/OR T. CLK.			
MOTOR H.P.			
MOTOR H.P.			
MOTOR H.P.			
MOTOR H.P.			
MOTOR H.P.			
FIXTURES			
OUTLETS			
SUB-PANEL			
RANGE AND/OR OVEN			
WATER HEATER			
SPACE HEATER			
CONSTRUCTION POLE			
SERVICE ENTRANCE		1	00
RESID. 1¢ SQ. FT.			
GARAGE ½¢ SQ. FT.			
PERMIT FEE		1	00

PLUMBING FEES		
NO.		
DRAINAGE PIPING		
DRINKING FOUNTAIN		
URINAL		
WATER PIPING		
FLOOR DRAIN		
WATER SOFTENER		
WASHER (AUTO) (DISH)		
GARBAGE DISPOSAL		
LAUNDRY TRAY		
KITCHEN SINK		
WATER CLOSET		
LAVATORY		
SHOWER		
BATH TUB		
WATER HEATER		
SEWAGE DISPOSAL		
HOUSE SEWER		
GAS PIPING		
PERMIT FEE		

PERMIT NUMBER	MEN.	BAL.	TOTAL FEES	HEAT & VENT FEE	PLN. CK. FEE	CONST. FEE	ELEC. FEE	PLUMB. FEE
167440			2.00				2.00	

LOT BACK	LOT SIZE	USE #	JOB ADDRESS	OWNER
			8312 Grapevine	Gilstrap, G.

ZONE: A-1 USE OF BUILDING: New Elec. To Res. DATE:

PLAN CHECK FEE

CHECKED BY: W. Harvey COMMUNITY: Carena DISTRICT: F.C.: 35 VALUATION: 150.00 OFFICE: 2

MECHANICAL FEE

GROUP TYPE LEGAL DESCRIPTION: Lot 14 Assessor Map #62 PERMIT NUMBER 167440

CONSTRUCTION FEE

SPEC. INSP. SUPP. TO PERMIT

ELECTRICAL FEE 2.00

PLAN CHECKER BOND # BOND CASH PLAN FILE # FINAL DATE: 3-4-69 INSPECTOR: Kilburn

PLUMBING FEE

TOTAL FEES $ 2.00

CASH ✓ CHECK M.O. N.C.

RECEIVED BY SEWAGE SYSTEM T LL P

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 60 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.

I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

INFORMATION

Name of Construction Lender:

Branch Address

Address

City State

No Lender Involved

OWNER CONTRACTOR

ADDRESS ADDRESS

TEL. NO. TEL. NO.

LICENSE NO.

11/67

NO.	OPERATION	DATE	INSPECTOR
	BUILDING APPROVALS		
1	Job Card		
2	FTGS & FDNS		
3	Steel		
4	Grout Blocks		
5	Block Beams		
6	Roof Deck		
7	Flashing		
8	Vents		
9	Garage Fire Wall		
10	Fireplace P/L ☐ T/O ☐		
11	Exterior Lath		
12	Interior Lath		
13	Exterior Coats		
14	Final		
	PLUMBING APPROVALS		
15	Ground Plugs		
16	Water Piping		
17	Rough Plumb		
18	Vents		
19	Sewage Disposal		
20	Sewer		
21	Water Heater		
22	Water Softener		
23	Water Service		
24	Gas Test		
	ELECTRICAL APPROVALS		
26	Power Pole		
27	Conduit		
28	Service Entrance		
29	Wiring		
30	Fixtures		
31	Service	3-4-69	Richmond Electric per
32	Final	3-4-69	Richmond Electric

NO.	OPERATION	DATE	INSPECTOR
	MECHANICAL APPROVALS		
33	Ventilation System		
34	Plenums & Ducts		
35	Furnace Compart.		
36	Inlets & Outlets		
37	Combustion Air		
38	Compressor		
39	Appl. Clearance		
40	Fire Damper		
41	Smoke Detection Device		
42	Commercial Hood		
43	Final		

OPTN NO.	PROGRESS CHECKS

Tank Ft L Line

SEWER DISPOSAL LOCATION

BACK FRONT

1217

☐ INSIDE ☐ OUTSIDE ☐ KEY

Route

Land Use Div. ✓
Road Dept.
Health Dept.
Other Dept.
Building Dept. ✓

NOTICE: THIS IS NOT A BUILDING PERMIT

APPLICATION TO CONSTRUCT
DEPARTMENT OF BUILDING AND SAFETY
COUNTY OF RIVERSIDE

Dist. Office Mira Loma
Permit No.
Del. Date

OWNER

Owner Glenn Gilstrap | Architect | Contractor
Address 8312 Grapewild | Address | Address
City Corona, Ca. | City | City
Phone | Phone | Phone

I (we) the undersigned, hereby certify and acknowledge that I (we) have read the application and agree that if Curb and Gutter, and Paving, and/or Dedication of right of way is required by the County of Riverside, the Riverside County Department of Building and Safety shall not make a Final Inspection until said requirements have been met. I am also aware that no work is to be done within the County R/W without an encroachment permit.

NOW, therefore, it is agreed that I (we) will not occupy said property and will not cause said property to be occupied until I (we) have complied with all laws of the County of Riverside and the State of California governing said property.

DATE 1-30-69 SIGNATURE OF OWNER Glenn E. Gilstrap

Approval by Signature from the Following Departments Listed Below Must Be Obtained Prior to the Issuing of a Construction Permit.

LAND USE DIVISION BUILDING AND SAFETY

Location of Job 8312 Trap area
Legal Description of Property Lot 14 Grapewild
Trap No 62
NO. OF SUBMITTED PLANS
ADDITIONAL PLOT PLANS
CASE NO.
Community
TYPE OF CONSTRUCTION New Elec. Service

USE OF STRUCTURE
SINGLE FAMILY ☑ DUPLEX ☐
APARTMENTS ☐ AGRIC. ☐
COMMERCIAL ☐ INDUSTRIAL ☐
ALTERATIONS ☐

NO. OF PARKING SPACES REQUIRED NO. OF BUILDINGS NOW EXISTING 1
ZONE R-1 SETBACKS FRONT SIDE REAR
IF 1 - 10 GRADE OR MORE, TOPOGRAPHIC PLOT PLAN REQUIRED. YES ☐ NO ☐ RECEIVED yes ☐ no ☐
SETBACK ORDINANCE # Mira Loma OF FEET REQUIRED ON STREET
DATE 1-30-69 SIGNATURE OF LAND USE OFFICIAL

ROAD DEPARTMENT

DEDICATION REQUIRED: YES ☐ NO ☑ NO. OF FEET
CURB AND GUTTER REQUIRED: YES ☐ NO ☐ STREET
THE ABOVE CONSTRUCTION? YES ☐ NO ☐
CAN CURB AND GUTTER FEASIBLY BE INSTALLED? YES ☐ NO ☐
HAS AN ACCEPTABLE APPLICATION BEEN MADE FOR ENCROACHMENT PERMIT FOR DRIVEWAY AND STREET IMPRO[illegible]? YES ☐ NO ☐
DATE SIGNATURE OF ROAD DEPT. OFFICIAL

HEALTH DEPT.

RESIDENTIAL SEWAGE DISPOSAL
COMMERCIAL SEWAGE
FOOD ESTABLISHMENT SWIMMING POOLS PUBLIC

OTHER DEPARTMENTS

BLDG. DEPT. GRADING PERMIT REQUIRED PLAN CHECK
FLOOD CONTROL WATER POLLUTION
AIR POLLUTION DIV OF HWY

REMARKS:

YOUR PROPERTY MAY BE SUBJECT TO FLOOD. RIVERSIDE COUNTY ASSUMES NO RESPONSIBILITY IN EVENT OF FLOOD.

PLATE # 284-199, 9/67

WHITE — ROAD DEPT., CANARY — FILE, PINK — [illegible]

DEPARTMENT OF BUILDING & SAFETY

COUNTY OF RIVERSIDE

HEADQUARTERS

CONSTRUCTION ESTIMATE

1st Fl.	Sq. Ft. @	
2nd Fl.	Sq. Ft. @	
Por.	Sq. Ft. @	
Gar.	Sq. Ft. @	
Car P.	Sq. Ft. @	
Wall	Sq. Ft. @	
	Sq. Ft. @	

ESTIMATED VALUATION $ 500

MECHANICAL FEES

- VENT SYSTEM ☐ FAN ☐ EVAP. COOL ☐ HOOD
- APPLIANCE
- FURNACE ☐ UNIT ☐ WALL ☐ FLOOR ☐ SUSPENDED
- AIR HANDLING UNIT
- GAS PIPE ☐ NATURAL ☐ L.P.G. ☐ OIL
- COMPRESSOR ____ HP
- APPLIANCE VENT
- ABSORPTION SYSTEM ____ B.T.U.
- INCINERATOR DOMESTIC ☐ INDUS. ☐ COMM.
- HEATING SYSTEM ☐ FORCED ☐ GRAVITY
- BOILER ____ B.T.U.
- PERMIT FEE

ELECTRICAL FEES

NO.

- POLES
- SIGNS
- TRANS. AND/OR T. CLR.
- MOTOR H.P.
- MOTOR H.P.
- MOTOR H.P.
- MOTOR H.P.
- MOTOR H.P.
- FIXTURES
- OUTLETS
- SUB-PANEL
- RANGE AND/OR OVEN
- WATER HEATER
- SPACE HEATER
- CONSTRUCTION POLE
- SERVICE ENTRANCE
- RESID. 12.50 FT.
- GARAGE 6 SQ. FT.
- PERMIT FEE

PLUMBING FEES

NO.

- DRAINAGE PIPING
- DRINKING FOUNTAIN
- URINAL
- WATER PIPING
- FLOOR DRAIN
- WATER SOFTENER
- WASHER (AUTO) (DISH)
- GARBAGE DISPOSAL
- LAUNDRY TRAY
- KITCHEN SINK
- WATER CLOSET
- LAVATORY
- SHOWER
- BATH TUB
- WATER HEATER
- SEWAGE DISPOSAL
- HOUSE SEWER
- GAS PIPING
- PERMIT FEE

PERMIT NUMBER	REN.	OBL.	TOTAL FEE	HEAT & VENT FEE	PLN. CHECK FEE	CONST. FEE	ELEC. FEE	PLUMB. FEE
188494			5.00		REG	5.00		

J J	F F	M M	A A	M M	J J	J J	A A	S S	O O	N N	O O

SET BACK	LOT SIZE	USE #	JOB ADDRESS	OWNER
60, 5, 8			8312 GRAPEVIN	GILSTRAP, G

PLAN CHECK FEE $	ZONE: A-1	USE OF BUILDING: TACK ROOM (ANIMAL REG)						DATE: 9/26	
MECHANICAL FEE $	CHECKED BY: EG	COMMUNITY: PRADO	DISTRICT: N	P.C.: 19	UNITS	VALUATION: 500		OFFICE: 2	
CONSTRUCTION FEE $ REG 5.00	GROUP: S	TYPE: V	LEGAL DESCRIPTION: LOT 13+14 ASS MAP 4/6					PERMIT NUMBER: 188494	
ELECTRICAL FEE $	SPEC. PROJ.		FULLER RANCH					SUPP. TO PERMIT	
PLUMBING FEE $	PLAN CHECKED		BOND $	BOND	CASH	PLAN FILE #	FINAL DATE	INSPECTOR	

TOTAL FEES $ 5.00

CASH ☐ CHECK ☐ M.O. ☐ N.C. ☐

RECEIVED BY: Gilstrap

SEWAGE SYSTEM: Y ☐ LL ☐

NAME OF CONSTRUCTION LENDER

BRANCH OFFICE

ADDRESS

CITY STATE

NO LENDER INVOLVED INFORMATION

REGISTRATION CERTIFICATE
GOOD FOR 90 DAYS ONLY

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 60 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.

I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

OWNER	CONTRACTOR
Glenn Gilstrap	
ADDRESS: RR1 Box 311 Corona	ADDRESS
TEL. NO.: 734-0345	TEL. NO.
	LICENSE NO.

1219

284-288 12/68

DEPARTMENT OF BUILDING & SAFETY

COUNTY OF RIVERSIDE

FIELD

CONSTRUCTION ESTIMATE

1st Fl.	Sq. Ft. @	
2nd Fl.	Sq. Ft. @	
Por.	Sq. Ft. @	
Gar.	Sq. Ft. @	
Car P.	Sq. Ft. @	
Wall	Sq. Ft. @	
	Sq. Ft. @	

ESTIMATED VALUATION $ 500

MECHANICAL FEES

- VENT SYSTEM ☐ FAN ☐ EVAP. COOL ☐ HOOD
- APPLIANCE
- FURNACE ☐ UNIT ☐ WALL ☐ FLOOR ☐ SUSPENDED
- AIR HANDLING UNIT
- GAS PIPE ☐ NATURAL ☐ L.P.G. ☐ OIL
- COMPRESSOR ____ HP
- APPLIANCE VENT
- ABSORPTION SYSTEM ____ B.T.U.
- INCINERATOR DOMESTIC ☐ INDUS. ☐ COMM.
- HEATING SYSTEM ☐ FORCED ☐ GRAVITY
- BOILER ____ B.T.U.
- PERMIT FEE

ELECTRICAL FEES

NO.		
	POLES	
	SIGNS	
	TRANS. AND/OR T. CLR.	
	MOTOR H.P.	
	MOTOR H.P.	
	MOTOR H.P.	
	MOTOR H.P.	
	MOTOR H.P.	
	FIXTURES	
	OUTLETS	
	SUB-PANEL	
	RANGE AND/OR OVEN	
	WATER HEATER	
	SPACE HEATER	
	CONSTRUCTION POLE	
	SERVICE ENTRANCE	
	RESID. 1¢ SQ. FT.	
	GARAGE ½¢ SQ. FT.	
	PERMIT FEE	

PLUMBING FEES

NO.		
	DRAINAGE PIPING	
	DRINKING FOUNTAIN	
	URINAL	
	WATER PIPING	
	FLOOR DRAIN	
	WATER SOFTENER	
	WASHER (AUTO) (DISH)	
	GARBAGE DISPOSAL	
	LAUNDRY TRAY	
	KITCHEN SINK	
	WATER CLOSET	
	LAVATORY	
	SHOWER	
	BATH TUB	
	WATER HEATER	
	SEWAGE DISPOSAL	
	HOUSE SEWER	
	GAS PIPING	
	PERMIT FEE	

PERMIT NUMBER	REM.	DBL.	TOTAL FEES	HEAT & VENT FEE	PLN. CK. FEE	CONST. FEE	ELEC. FEE	PLUMB. FEE
188494			6 00		KEC	5 00		

F M A M	F M A M	J A S O	J A S O	N D

SET BACK	LOT SIZE	USE #	ZONE
50 15 8			M-1

PLAN CHECK FEE $

MECHANICAL FEE $

CONSTRUCTION FEE $ 5 00

ELECTRICAL FEE $

PLUMBING FEE $

CHECKED BY: EC

GROUP: S TYPE: V SPEC. OCCP.

PLAN CHECKER

JOB ADDRESS: 512 Cypress Ave

OWNER: Gilstrap, C

USE OF BUILDING: Tool Room (Hold for REC)

DATE: 1/

COMMUNITY: Hemet | DISTRICT: N | P.C.: 19 | UNITS: | VALUATION: 500 | OFFICE: 2

LEGAL DESCRIPTION: Lot 13+14 Block 4

PERMIT NUMBER: 188494

SUPP. TO PERMIT

BOND $: Fidelity | BOND: | CASH: | PLAN FILE #:

FINAL DATE: 5-2-11 | INSPECTOR: Taylor

TOTAL FEES $ 5 00

CASH	CHECK	M.O.	N.C.
	0	5 00	

RECEIVED BY: Kelly

SEWAGE SYSTEM: T | LL | P

NAME OF CONSTRUCTION LENDER

BRANCH OFFICE

ADDRESS

CITY STATE

NO LENDER INVOLVED INFORMATION

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 60 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.

I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

OWNER	CONTRACTOR
Gilstrap, Calvin	
ADDRESS: RT 1 Box 311 Canon	ADDRESS:
TEL. NO.: 754-0245	TEL. NO.:
	LICENSE NO.:

REGISTRATION CERTIFICATE GOOD FOR 90 DAYS ONLY

884-808 12/68

1220

NO.	OPERATION	DATE	INSPECTOR
	BUILDING APPROVALS		
1	Set Back		
2	Ftgs & Frms		
3	Steel		
4	Grout Blocks		
5	Bond Beams		
6	Roof Deck		
7	Framing		
8	Vents		
9	Garage Fire Wall		
10	Fireplace P/L ☐ T/O ☐		
11	Exterior Lath		
12	Internal Lath		
13	Exterior Grade		
14	Final		
	PLUMBING APPROVALS		
15	Ground Plumb		
16	Water Piping		
17	Rough Plumb		
18	Vents		
19	Sewage Disposal		
20	Sewer		
21	Water Heater		
22	Water Softener		
23	Water Service		
24	Gas Test		
25	Final		
	ELECTRICAL APPROVALS		
26	Power Pole		
27	Conduit		
28	Service Entrance		
29	Wiring		
30	Fixtures		
31	Service		
32	Final		

NO.	OPERATION	DATE	INSPECTOR
	MECHANICAL APPROVALS		
33	Ventilation System		
34	Plenums & Ducts		
35	Furnace Compart.		
36	Inlets & Outlets		
37	Combustion Air		
38	Compressor		
39	Appl. Clearance		
40	Fire Damper		
41	Smoke Detention Device		
42	Commercial Hood		
43	Final		

OP'N NO.	PROGRESS CHECKS
	Tank Pit L. Line

SEWER DISPOSAL LOCATION

BACK | FRONT

☐ INSIDE ☐ OUTSIDE ☐ KEY

NOTICE: THIS IS NOT A BUILDING PERMIT

Dist. Office Riverside

Permit No. 188494

APPLICATION TO CONSTRUCT
DEPARTMENT OF BUILDING AND SAFETY
COUNTY OF RIVERSIDE

OWNER

Owner Glenn G. Stroup	Architect	Contractor
Address RT Box 311	Address	Address
City Corona	City	City
Phone 734-0345	Phone	Phone

I (we) the undersigned, hereby certify and acknowledge that I (we) have read the application and agree that if Curb and Gutter, and Paving, and/or Dedication of right of way is required by the County of Riverside, the Riverside County Department of Building and Safety shall not make a Final inspection until said requirements have been met. I am also aware that no work is to be done within the County R/W without an encroachment permit.

NOW, therefore, it is agreed that I (we) will not occupy said property and will not cause said property to be occupied until I (we) have complied with all laws of the County of Riverside and the State of California governing said property.

DATE 12-29-70 SIGNATURE OF OWNER AND/OR AGENT Glenn G. Stroup

Approval by Signature from the Following Departments Listed Below Must Be Obtained Prior to the Issuing of a Construction Permit.

LAND USE DIVISION BUILDING AND SAFETY

LOCATION OF JOB 8312 Grapevine

LEGAL DESCRIPTION OF PROPERTY Lots 13 & 14 Assessors Map #6 Butler Rancho

COMMUNITY Prado - Mira Loma

NO. OF SUBMITTED PLANS ____ TYPE OF CONSTRUCTION Tack Room

CASE NO. ____ Feed Storage

NO. OF PARKING SPACES REQUIRED ____ NO. OF BUILDINGS NOW EXISTING ____

ZONE A-1 SETBACKS ____ FRONT 500' SIDE 5' REAR 8'

GRADING PERMIT REQUIRED YES ☐ NO ☐

SETBACK ORDINANCE # None OF ____ FEET REQUIRED ON ____ STREET

DATE 12-29-70 SIGNATURE OF LAND USE OFFICIAL Evelyn Grant

USE OF STRUCTURE

SINGLE FAMILY	☐	DUPLEX	☐
APARTMENTS	☐	AGRIC.	☑
COMMERCIAL	☐	INDUSTRIAL	☐
		ALTERATIONS	☐

ROAD DEPARTMENT

DEDICATION REQUIRED: YES ☐ NO ☐ NO. OF FEET ____

CURB AND GUTTER REQUIRED: YES ☐ NO ☐ ____ STREET

THE ABOVE CONSTRUCTION? YES ☐ NO ☐

CAN CURB AND GUTTER FEASIBLY BE INSTALLED? YES ☐ NO ☐

HAS AN ACCEPTABLE APPLICATION BEEN MADE FOR ENCROACHMENT PERMIT FOR DRIVEWAY AND STREET IMPROVEMENT? YES ☐ NO ☐

DATE ____ SIGNATURE OF ROAD DEPT. OFFICIAL ____

HEALTH DEPT.

SWIMMING POOLS PUBLIC ____

SEWAGE DISPOSAL ____

FOOD ESTABLISHMENT ____

OTHER DEPARTMENTS

WATER POLLUTION Enrolled 5-28-71 BC Taylor REMARKS ____

FLOOD CONTROL ____

AIR POLLUTION ____

DIV OF HWY ____

YOUR PROPERTY MAY BE SUBJECT TO FLOOD. RIVERSIDE COUNTY ASSUMES NO RESPONSIBILITY IN EVENT OF FLOOD.

284-199, 5/16/69

WHITE — ROAD DEPT., CANARY — FILE, PINK — [illegible]

1222

DEPARTMENT OF BUILDING & SAFETY

COUNTY OF RIVERSIDE

HEADQUARTERS

CONSTRUCTION ESTIMATE

		Sq. Ft. @	
1st Fl.		Sq. Ft. @	
2nd Fl.		Sq. Ft. @	
Por.		Sq. Ft. @	
Gar.		Sq. Ft. @	
Car P.		Sq. Ft. @	
Wall		Sq. Ft. @	
		Sq. Ft. @	

ESTIMATED VALUATION $ 500

MECHANICAL FEES

VENT SYSTEM ☐ FAN ☐ EVAP. COOL ☐ HOOD	
APPLIANCE	
FURNACE ☐ UNIT ☐ WALL ☐ FLOOR ☐ SUSPENDER	
AIR HANDLING UNIT	
GAS PIPE ☐ NATURAL ☐ L.P.G. ☐ OIL	
COMPRESSOR ____ HP	
APPLIANCE VENT	
ABSORPTION SYSTEM ____ B.T.U.	
INCINERATOR DOMESTIC ☐ INDUS. ☐ COMM.	
HEATING SYSTEM ☐ FORCED ☐ GRAVITY	
BOILER ____ B.T.U.	
PERMIT FEE	

ELECTRICAL FEES

NO.		
	POLES	
	SIGNS	
	TRANS. AND/OR T. CLS.	
	MOTOR H.P.	
	MOTOR H.P.	
	MOTOR H.P.	
	MOTOR H.P.	
	MOTOR H.P.	
	FIXTURES	
	OUTLETS	
	SUB-PANEL	
	RANGE AND/OR OVEN	
	WATER HEATER	
	SPACE HEATER	
	CONSTRUCTION POLE	
	SERVICE ENTRANCE	
	RESID. 12 SQ. FT.	
	GARAGE ½ F SQ. FT.	
	PERMIT FEE	

PLUMBING FEES

NO.		
	DRAINAGE PIPING	
	DRINKING FOUNTAIN	
	URINAL	
	WATER PIPING	
	FLOOR DRAIN	
	WATER SOFTENER	
	WASHER (AUTO) (DISH)	
	GARBAGE DISPOSAL	
	LAUNDRY TRAY	
	KITCHEN SINK	
	WATER CLOSET	
	LAVATORY	
	SHOWER	
	BATH TUB	
	WATER HEATER	
	SEWAGE DISPOSAL	
	HOUSE SEWER	
	GAS PIPING	
	PERMIT FEE	

PERMIT NUMBER	REN.	DBL.	TOTAL FEE	HEAT & VENT FEE	PLN. CK.	CONST. FEE	ELEC. FEE	PLUMB. FEE
188495			5 00		REB	5 00		

J F M A M J J A S O N D

SET BACK: F 5, S 8

LOT SIZE:

USE #:

JOB ADDRESS: 8312 GRAPEVIN

OWNER: GILSTRAP, B

ZONE: A-1

USE OF BUILDING: HAY SHED AGRI & REC

DATE: 4/6/88

CHECKED BY: EG

COMMUNITY: RAOD

DISTRICT: N

P.C.: 19

UNITS:

VALUATION: 500

OFFICE: Z

PLAN CHECK FEE $:

MECHANICAL FEE $:

CONSTRUCTION FEE $: REB 5 00

GROUP: 5

TYPE: V

SPEC. INSP.

LEGAL DESCRIPTION: LOT 13-14 M.S. MAP #6 FULLER RANCHO

PERMIT NUMBER: 188495

SUPP. TO PERMIT

ELECTRICAL FEE $:

PLUMBING FEE $:

PLAN CHECKER

BOND $ | BOND | CASH | PLAN FILE # | FINAL DATE | INSPECTOR

TOTAL FEES $ 5 00

CASH | CHECK ☑ | M.O. | N.C.

RECEIVED BY: Rangle

SEWAGE SYSTEM: T | LL | P

NAME OF CONSTRUCTION LENDER

BRANCH OFFICE

ADDRESS

CITY STATE

NO LENDER INVOLVED

INFORMATION

REGISTRATION CERTIFICATE GOOD FOR 90 DAYS ONLY

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 60 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.

I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

OWNER: Glenn Gilstrap

ADDRESS: RR1 Box 311

Corona

TEL. NO.: 734-0345

CONTRACTOR

ADDRESS

TEL. NO.

LICENSE NO.

DEPARTMENT OF BUILDING & SAFETY

COUNTY OF RIVERSIDE

FIELD

CONSTRUCTION ESTIMATE

1st Fl.	Sq. Ft. @	
2nd Fl.	Sq. Ft. @	
Por.	Sq. Ft. @	
Gar.	Sq. Ft. @	
Car P.	Sq. Ft. @	
Wall	Sq. Ft. @	
	Sq. Ft. @	

ESTIMATED VALUATION $ 500

MECHANICAL FEES

- VENT SYSTEM ☐ FAN ☐ EVAP. COOL ☐ HOOD
- APPLIANCE
- FURNACE ☐ UNIT ☐ WALL ☐ FLOOR ☐ SUSPENDED
- AIR HANDLING UNIT
- GAS PIPE ☐ NATURAL ☐ L.P.G. ☐ OIL
- COMPRESSOR ____ HP
- APPLIANCE VENT
- ABSORPTION SYSTEM ____ B.T.U.
- INCINERATOR DOMESTIC ☐ INDUS. ☐ COMM.
- HEATING SYSTEM ☐ FORCED ☐ GRAVITY
- BOILER ____ B.T.U.
- PERMIT FEE

ELECTRICAL FEES

NO.		
	POLES	
	SIGNS	
	TRANS. AND/OR T. CLR.	
	MOTOR H.P.	
	MOTOR H.P.	
	MOTOR H.P.	
	MOTOR H.P.	
	MOTOR H.P.	
	FIXTURES	
	OUTLETS	
	SUB-PANEL	
	RANGE AND/OR OVEN	
	WATER HEATER	
	SPACE HEATER	
	CONSTRUCTION POLE	
	SERVICE ENTRANCE	
	REMOD. TO SQ. FT.	
	GARAGE SQ. FT.	
	PERMIT FEE	

PLUMBING FEES

NO.		
	DRAINAGE PIPING	
	DRINKING FOUNTAIN	
	URINAL	
	WATER PIPING	
	FLOOR DRAIN	
	WATER SOFTENER	
	WASHER (AUTO) (DISH)	
	GARBAGE DISPOSAL	
	LAUNDRY TRAY	
	KITCHEN SINK	
	WATER CLOSET	
	LAVATORY	
	SHOWER	
	BATH TUB	
	WATER HEATER	
	SEWAGE DISPOSAL	
	HOUSE SEWER	
	GAS PIPING	
	PERMIT FEE	

PERMIT NUMBER 188495 | BRN. | DRL. | TOTAL FEES 5.00 | HEAT & VENT FEE | PLBG. CK. FEE DEC. 5.00 | CONST. FEE | ELEC. FEE | PLUMB. FEE

SET BACK	LOT SIZE	USE #	JOB ADDRESS	OWNER
F 65 R 5		ZONE R-1	831 CLOVERDALE	CLEVENGER

PLAN CHECK FEE $

MECHANICAL FEE $

CONSTRUCTION FEE $ 5.00

ELECTRICAL FEE $

PLUMBING FEE $

CHECKED BY EC | USE OF BUILDING RES | DATE 12/7/70

GROUP	TYPE	SPEC. INSP.	COMMUNITY	DISTRICT	P.E.	UNITS	VALUATION	OFFICE
S	V		IRVON	N	F1		500	Z

PLAN CHECKER

LEGAL DESCRIPTION Lot 13 & 14 Blk 4 Wilkinson & Fullerton Knoll

PERMIT NUMBER 188495 SUPP. TO PERMIT

BOND $ | BOND | CASH | PLAN FILE # | FINAL DATE 5-28-71 | INSPECTOR Taylor

TOTAL FEES $ 5.00

CASH | CHECK | M.O. | N.C.

RECEIVED BY

SEWAGE SYSTEM

NAME OF CONSTRUCTION LENDER

BRANCH OFFICE

ADDRESS

CITY STATE

NO LENDER INVOLVED

INFORMATION

REGISTRATION CERTIFICATE GOOD FOR 90 DAYS ONLY

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 90 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.

I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES, COMPLIANCE WITH LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

OWNER	CONTRACTOR
Clevenger	
ADDRESS 831 Cloverdale	ADDRESS
Corona	
TEL. NO. 734-0345	TEL. NO.
	LICENSE NO.

284-300 12/68

1224

NO.	OPERATION	DATE	INSPECTOR
	BUILDING APPROVALS		
1	Set Back		
2	Figs & Frms		
3	Steel		
4	Grout Blocks		
5	Bond Beams		
6	Roof Deck		
7	Framing		
8	Vents		
9	Garage Fire Wall		
10	Fireplace P/L ☐ T/O ☐		
11	Exterior Lath		
12	Internal Lath		
13	Exterior Grade		
14	Final		
	PLUMBING APPROVALS		
15	Ground Plumb		
16	Water Piping		
17	Rough Plumb		
18	Vents		
19	Sewage Disposal		
20	Sewer		
21	Water Heater		
22	Water Softener		
23	Water Service		
24	Gas Test		
25	Final		
	ELECTRICAL APPROVALS		
26	Power Pole		
27	Conduit		
28	Service Entrance		
29	Wiring		
30	Fixtures		
31	Service		
32	Final		

NO.	OPERATION	DATE	INSPECTOR
	MECHANICAL APPROVALS		
33	Ventilation System		
34	Plenums & Ducts		
35	Furnace Compart.		
36	Inlets & Outlets		
37	Combustion Air		
38	Compressor		
39	Appl. Clearance		
40	Fire Damper		
41	Smoke Detention Device		
42	Commercial Hood		
43	Final		
OPER NO.	**PROGRESS CHECKS**		
	Tank	Pit	L. Line

SEWER DISPOSAL LOCATION

BACK

FRONT

☐ INSIDE ☐ OUTSIDE ☐ KEY

NOTICE: THIS IS NOT A BUILDING PERMIT

APPLICATION TO CONSTRUCT
DEPARTMENT OF BUILDING AND SAFETY
COUNTY OF RIVERSIDE

Dist. Office Riverside
Permit No. 188495

OWNER

Owner	Architect	Contractor
Glenn Gilstrap		
Address RR1 Box 311	Address	Address
City Corona	City	City
Phone 734-0345	Phone	Phone

I (we) the undersigned, hereby certify and acknowledge that I (we) have read the application and agree that if Curb and Gutter, and Paving, and/or Dedication of right of way is required by the County of Riverside, the Riverside County Department of Building and Safety shall not make a Final Inspection until said requirements have been met. I am also aware that no work is to be done within the County R/W without an encroachment permit.

NOW, therefore, it is agreed that I (we) will not occupy said property and will not cause said property to be occupied until I (we) have complied with all laws of the County of Riverside and the State of California governing said property.

DATE 12-29-70 SIGNATURE OF OWNER AND/OR AGENT Glenn E Gilstrap

Approval by Signature from the Following Departments Listed Below Must Be Obtained Prior to the Issuing of a Construction Permit.

LAND USE DIVISION BUILDING AND SAFETY

LOCATION OF JOB 8312 Grapevine
LEGAL DESCRIPTION OF PROPERTY Lot 13 & 14
Assessors Map #6, Fuller Ranch
COMMUNITY Prado - Mira Loma

USE OF STRUCTURE
SINGLE FAMILY ☐ DUPLEX ☐
APARTMENTS ☐ AGRIC. ☑
COMMERCIAL ☐ INDUSTRIAL ☐
ALTERATIONS ☐

NO. OF SUBMITTED PLANS ____ TYPE OF CONSTRUCTION Hay Shed.
CASE NO. ____
NO. OF PARKING SPACES REQUIRED ____ NO. OF BUILDINGS NOW EXISTING ____
ZONE A-1 SETBACKS ____ FRONT 500' SIDE 5' REAR 8'
GRADING PERMIT REQUIRED YES ☐ NO ☐
SETBACK ORDINANCE # None OF ____ FEET REQUIRED ON ____ STREET
DATE 12-29-70 SIGNATURE OF LAND USE OFFICIAL Evelyn Frost

ROAD DEPARTMENT

DEDICATION REQUIRED: YES ☐ NO ☐ NO. OF FEET ____
CURB AND GUTTER REQUIRED: YES ☐ NO ☐ ____ STREET
THE ABOVE CONSTRUCTION? YES ☐ NO ☐
CAN CURB AND GUTTER FEASIBLY BE INSTALLED? YES ☐ NO ☐
HAS AN ACCEPTABLE APPLICATION BEEN MADE FOR ENCROACHMENT PERMIT FOR DRIVEWAY AND STREET IMPROVEMENT? YES ☐ NO ☐
DATE ____ SIGNATURE OF ROAD DEPT. OFFICIAL ____

HEALTH DEPT.

SWIMMING POOLS PUBLIC ____
SEWAGE DISPOSAL ____
FOOD ESTABLISHMENT ____

OTHER DEPARTMENTS

WATER POLLUTION Emailed 5-28-71 EL Taylor REMARKS ____
FLOOD CONTROL ____
AIR POLLUTION ____
DIV OF HWY ____

YOUR PROPERTY MAY BE SUBJECT TO FLOOD. RIVERSIDE COUNTY ASSUMES NO RESPONSIBILITY IN EVENT OF FLOOD.

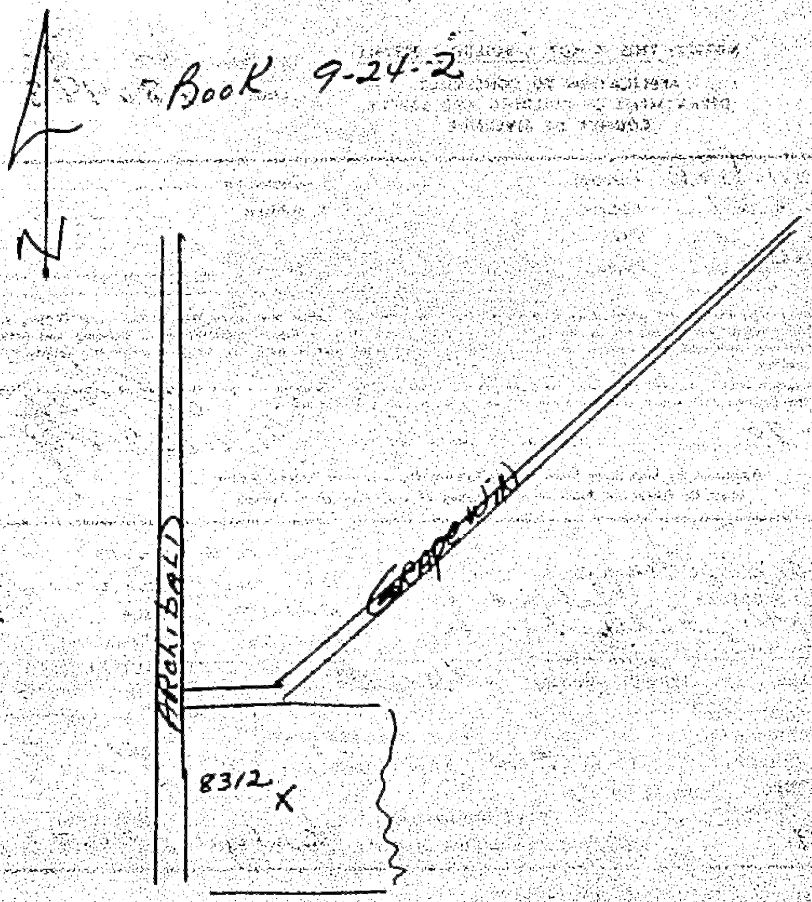
284-199, 5/16/69

7-24-2 Sq. of chamber on E. side of Archibald.

WHITE — ROAD DEPT, CANARY — FILE, PINK —

1226

Book 9-24-2



DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

CONSTRUCTION ESTIMATE

1ST FL.	SQ. FT. @	
2ND FL.	SQ. FT. @	
POR.	SQ. FT. @	
GAR.	SQ.FT. @	
CAR P.	SQ. FT. @	
WALL	SQ.FT. @	
	SQ. FT. @	

ESTIMATED VALUATION $ 500

MECHANICAL FEES

- VENT SYSTEM ☐ FAN ☐ EVAP. COOL ☐ HOOD
- APPLIANCE
- FURNACE ☐ UNIT ☐ WALL ☐ FLOOR ☐ SUSPENDED
- AIR HANDLING UNIT ____ CFM
- GAS PIPE ☐ NATURAL ☐ L.P.G. ☐ OIL
- COMPRESSOR ____ HP
- APPLIANCE VENT
- ABSORPTION SYSTEM ____ B.T.U.
- INCINERATOR ☐ DOMESTIC ☐ INDUS. OR COMM.
- HEATING SYSTEM ☐ FORCED ☐ GRAVITY
- BOILER ____ B.T.U.
- PERMIT FEE
- TRAILER ISSUANCE FEE - PERMIT FEE

ELECTRICAL FEES

NO.		
1	MOTOR 1 OR LESS H.P.	
	MOTOR 5 OR LESS H.P.	3 00
	MOTOR 20 OR LESS H.P.	
	____ K.W. UNITS	
	SIGN	
	TRANSFORMER ____ K.W.	
	OUTLETS	
	FIXTURE OR SOCKET	
	CONST. SERV. ENTRANCE	
	POLE	
1	AMPERES SERV. ENT.	1 00
	SQ. FT. @ ¢	
	SQ. FT. @ ¢	
	SQ. FT. RESID. @ 1¢	
	SQ. FT. GARAGE @ ½¢	
	BALANCE OF MIN. FEE	
1	PERMIT FEE	3 00

PLUMBING FEES

NO.	
	DRAINAGE PIPING
	DRINKING FOUNTAIN
	URINAL
	WATER PIPING
	FLOOR DRAIN
	WATER SOFTENER
	WASHER (AUTO) (DISH)
	GARBAGE DISPOSAL
	LAUNDRY TRAY
	KITCHEN SINK
	WATER CLOSET
	LAVATORY
	SHOWER
	BATH TUB
	WATER HEATER
	SEWAGE DISPOSAL
	HOUSE SEWER
	GAS PIPING
	PERMIT FEE

PERMIT NO. 202535 | TOTAL FEES 7 00 | REM. | TRAILER FEE | HEAT & VENT. FEE | PL. CK. FEE | CONST. FEE | DBL | ELEC. FEE 7 00 | DBL | SPEC. INSP. FEE | PLUMBING FEE | DBL

SEC. TWP. R. | LOT SIZE

PLAN CHECK FEE $

MECHANICAL FEE $

CONSTRUCTION FEE BAL. $

ELECTRICAL FEE BAL. $ 7 00

PLUMBING FEE BAL. $

TRAILER PERMIT ISSUANCE FEE $

FEE $

USE P | ZONE A-1 | CHECKED BY H.S.

JOB ADDRESS 8312 GRAPEWIN AVE | OWNER GILSTRAP, GLENN

USE OF BUILDING ELECTRIC SUB TO PUMP (WATER) | DATE 12-3-71

COMMUNITY FULLER RANCHO | DISTRICT N | F.C. ✓ | UNITS | VALUATION 500 | OFFICE 2

GROUP | TYPE

LEGAL DESCRIPTION Lot 13 & 14, Assessors Parcel #62

PERMIT NUMBER 202535

SUPP. TO PERMIT

PLAN CHECKER

BOND $ | BOND | CASH | PLAN FILE # ✓ | FINAL DATE 12-9-71 | INSPECTOR

NAME OF CONSTRUCTION LENDER | BRANCH OFFICE | NO LENDER INVOLVED

ADDRESS | CITY | STATE

TOTAL FEES $ 7 00

CASH ☐ CHECK ☐ M.O. ☐ N.C. ☐

RECEIVED BY

SEWAGE SYSTEM

P

	J	F	M	A	M	J	J	A	S	O	N	D
1												
2												
3												
4												
5												
6												
7												

FORM [illegible]

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 60 DAYS, CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.

I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH THE LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

I HEREBY CERTIFY THAT THE INDIVIDUAL WHO PREPARED THE PLANS AND SPECIFICATIONS HAS DONE SO IN ACCORDANCE WITH SECTION 5537 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA.

OWNER Glenn Gilstrap | CONTRACTOR

ADDRESS 8312 Grapewin | ADDRESS

PH 1360 811 Corona

TEL. NO. | TEL. NO.

LICENSE NO.

DEPARTMENT OF BUILDING & SAFETY

COUNTY OF RIVERSIDE

HEADQUARTERS

CONSTRUCTION ESTIMATE

1ST FL.		SQ. FT. @
2ND FL.		SQ. FT. @
POR.		SQ. FT. @
GAR.		SQ.FT. @
CAR P.		SQ. FT. @
WALL		SQ.FT. @
		SQ. FT. @

ESTIMATED VALUATION $ 500

MECHANICAL FEES

VENT SYSTEM ☐ FAN ☐ EVAP. COOL ☐ HOOD	
APPLIANCE	
FURNACE ☐ UNIT ☐ WALL ☐ FLOOR ☐ SUSPENDED	
AIR HANDLING UNIT ____ CFM	
GAS PIPE ☐ NATURAL ☐ L.P.G. ☐ OIL	
COMPRESSOR ____ HP	
APPLIANCE VENT	
ABSORPTION SYSTEM ____ B.T.U.	
INCINERATOR ☐ DOMESTIC ☐ INDUS. OR COMM.	
HEATING SYSTEM ☐ FORCED ☐ GRAVITY	
BOILER ____ B.T.U.	
PERMIT FEE	
TRAILER ISSUANCE FEE - PERMIT FEE	

ELECTRICAL FEES

NO.		
	MOTOR 1 OR LESS H.P.	
1	MOTOR 5 OR LESS H.P.	3.00
	MOTOR 20 OR LESS H.P.	
	____ K.W. UNITS	
	SIGN	
	TRANSFORMER ____ K.W.	
	OUTLETS	
	FIXTURE OR SOCKET	
	CONST. SERV. ENTRANCE	
	POLE	
1	AMPERES SERV. ENT.	1.00
	SQ. FT. @ ¢	
	SQ. FT. @ ¢	
	SQ. FT. RESID. @1¢	
	SQ. FT. GARAGE @½¢	
	BALANCE OF MIN. FEE	
1	PERMIT FEE	3.00

PLUMBING FEES

NO.	
	DRAINAGE PIPING
	DRINKING FOUNTAIN
	URINAL
	WATER PIPING
	FLOOR DRAIN
	WATER SOFTENER
	WASHER (AUTO) (DISH)
	GARBAGE DISPOSAL
	LAUNDRY TRAY
	KITCHEN SINK
	WATER CLOSET
	LAVATORY
	SHOWER
	BATH TUB
	WATER HEATER
	SEWAGE DISPOSAL
	HOUSE SEWER
	GAS PIPING
	PERMIT FEE

PERMIT NO.	TOTAL FEES	REN.	TRAILER FEE	HEAT & VENT. FEE	PL. CK. FEE	CONST. FEE	DBL	ELEC. FEE	DBL	SPEC. INSP. FEE	PLUMBING FEE	DBL
202535	7.00							7.00				

T	S	R	LOT SIZE	

PLAN CHECK FEE	$	
MECHANICAL FEE	$	
CONSTRUCTION FEE	DBL $	
ELECTRICAL FEE	DBL $	7.00
PLUMBING FEE	DBL $	
TRAILER PERMIT ISSUANCE FEE	$	
FEE	$	

ORD. #

JOB ADDRESS: 8312 GRAPEWIN AVE

OWNER: GILSTRAP, GLENN

ZONE: A-1

USE OF BUILDING: ELECTRIC SVC TO PUMP (FOR IRRIG. WATER)

DATE: 12-3-71

CHECKED BY: H.S.

COMMUNITY: FULLER RANCHO

DISTRICT: N

I.C.

UNITS: 1

VALUATION: 500

OFFICE: 2

GROUP | TYPE

LEGAL DESCRIPTION: LOT 13 + 14, ASSESSORS MAP #62

PERMIT NUMBER: 202535

SUPP. TO PERMIT

PLAN CHECKER

BOND # | BOND | CASH | PLAN FILE # | FINAL DATE | INSPECTOR

NAME OF CONSTRUCTION LENDER | BRANCH OFFICE | NO LENDER INVOLVED ✓

ADDRESS | CITY | STATE

TOTAL FEES $ 7.00

CASH ☐ CHECK ☐ M.O. ☐ N.C. ☐

RECEIVED BY: [signature]

SEWAGE SYSTEM: T ____ LL ____ P ____

INFORMATION

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 60 DAYS, CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.

I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES, COMPLIANCE WITH THE LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

I HEREBY CERTIFY THAT THE INDIVIDUAL WHO PREPARED THE PLANS AND SPECIFICATIONS HAS DONE SO IN ACCORDANCE WITH SECTION 5541 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA.

OWNER: Glenn Gilstrap

ADDRESS: 8312 Grapewin

RR1 Box 311 Colton

TEL. NO.

CONTRACTOR

ADDRESS

TEL. NO.

LICENSE NO.

FORM 284-208 REV. 1-70 (84)

1229

NO.	OPERATION	DATE	INSPECTOR
	BUILDING APPROVALS		
1	Set Back		
2	Ftgs & Frms		
2A	Slab Grade		
3	Steel		
4	Grout Blocks		
5	Bond Beams		
6	Roof Deck		
7	Framing		
8	Vents		
9	Garage Fire Wall		
10	Fireplace P.I. ☐ T.O. ☐		
11	Exterior Lath		
12	Internal Lath		
12A	Drywall		
13	Exterior Grade		
14	Final		
	PLUMBING APPROVALS		
15	Ground Plumb		
16	Water Piping		
17	Rough Plumb		
18	Vents		
19	Sewage Disposal		
20	Sewer		
21	Water Heater		
22	Water Softener		
23	Water Service		
24	Gas Test		
25	Final		
	ELECTRICAL APPROVALS		
26	Power Pole		
27	Conduit		
28	Service Entrance		
29	Wiring		
30	Fixtures		
31	Service	12-3-71	[illegible]
32	Final	12-3-71	[illegible]

NO.	OPERATION	DATE	INSPECTOR
	MECHANICAL APPROVALS		
33	Ventilation System		
34	Plenums & Ducts		
35	Furnace Compart.		
36	Inlets & Outlets		
37	Combustion Air		
38	Compressor		
39	Appl. Clearance		
40	Fire Damper		
41	Smoke Detention Device		
42	Commercial Hood		
43	Final		

OPER. NO.	ADDITIONAL INFORMATION

Tank Pit L Line

SEWER DISPOSAL LOCATION

BACK FRONT

☐ INSIDE ☐ OUTSIDE ☐ KEY

NOTICE: THIS IS NOT A BUILDING PERMIT

Dist. Office "R"

Permit No.

APPLICATION TO CONSTRUCT
DEPARTMENT OF BUILDING AND SAFETY
COUNTY OF RIVERSIDE

OWNER

Owner Glenn Gilstrap	Architect	Contractor
Address RR1 Box 311	Address	Address
City Colton & Grapevine	City	City
Phone	Phone	Phone

I (we) the undersigned, hereby certify and acknowledge that I (we) have read the application and agree that if Curb and Gutter, and Paving, and/or Dedication of right of way is required by the County of Riverside, the Riverside County Department of Building and Safety shall not make a Final Inspection until said requirements have been met. I am also aware that no work is to be done within the County R/W without an encroachment permit.

NOW, therefore, it is agreed that I (we) will not occupy said property and will not cause said property to be occupied until I (we) have complied with all laws of the County of Riverside and the State of California governing said property.

DATE 12-3-71 SIGNATURE OF OWNER AND/OR AGENT Glenn G. Gilstrap

Approval by Signature from the Following Departments Listed Below Must Be Obtained Prior to the Issuing of a Construction Permit.

LAND USE DIVISION BUILDING AND SAFETY

LOCATION OF JOB 8312 Grapevine Ave
LEGAL DESCRIPTION OF PROPERTY 2 of 13 & 14
Assessors Map No. #62
COMMUNITY Fontana Rancho
NO. OF SUBMITTED PLANS — TYPE OF CONSTRUCTION Electric Service
CASE NO. To pump (for irrigation water)
NO. OF PARKING SPACES REQUIRED — NO. OF BUILDINGS NOW EXISTING 4
ZONE A-1 SETBACKS NA FRONT — SIDE — REAR —
GRADING PERMIT REQUIRED YES ☐ NO ☒
SETBACK ORDINANCE # No — OF — FEET REQUIRED ON — STREET
DATE 12-3-71 SIGNATURE OF LAND USE OFFICIAL

USE OF STRUCTURE

SINGLE FAMILY	☐	DUPLEX	☐
APARTMENT	☐	AGRIC.	☒
COMMERCIAL	☐	INDUSTRIAL	☐
		ALTERATIONS	☐

ROAD DEPARTMENT

DEDICATION REQUIRED: YES ☐ NO ☐ NO. OF FEET —
CURB AND GUTTER REQUIRED: YES ☐ NO ☐ — STREET
THE ABOVE CONSTRUCTION? YES ☐ NO ☐
CAN CURB AND GUTTER FEASIBLY BE INSTALLED? YES ☐ NO ☐
HAS AN ACCEPTABLE APPLICATION BEEN MADE FOR ENCROACHMENT PERMIT FOR DRIVEWAY AND STREET IMPROVEMENT? YES ☐ NO ☐
DATE — SIGNATURE OF ROAD DEPT. OFFICIAL —

HEALTH DEPT.

SWIMMING POOLS PUBLIC —
SEWAGE DISPOSAL —
FOOD ESTABLISHMENT —

OTHER DEPARTMENTS

WATER POLLUTION —
FLOOD CONTROL —
AIR POLLUTION —
DIV. OF HWY —
— —
— —

REMARKS —

YOUR PROPERTY MAY BE SUBJECT TO FLOOD. RIVERSIDE COUNTY ASSUMES NO RESPONSIBILITY IN EVENT OF F

1231

384-199 A-12/69

CANARY — FILE, PINK — APPLICANT

APPENDIX G
LABORATORY ANALYTICAL REPORTS

JONES ENVIRONMENTAL, INC.

714-449-9937
562-646-1611

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
WWW.JONESENV.COM

02 April 2024

Alicia Jansen
Stantec Consulting
735 EastCarnegie Drive, Suite 280
San Bernardino, CA 92408

Re: Warmington Eastvale

Enclosed are the results of analyses for samples received by the laboratory on 03/25/24. If you have any questions concerning this report, please feel free to contact me.

Sincerely,



Colby Wakeman
Lab Director

JONES ENVIRONMENTAL, INC.

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Stantec Consulting	Project: Warmington Eastvale	
735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 17:13

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
SVB1-1	J240797-001	Soil	03/25/2024 07:25	03/25/2024 13:30
SVB2-1	J240797-003	Soil	03/25/2024 08:00	03/25/2024 13:30
SVB3-1	J240797-005	Soil	03/25/2024 08:30	03/25/2024 13:30
HA01-1	J240797-007	Soil	03/25/2024 07:15	03/25/2024 13:30
HA02-1	J240797-009	Soil	03/25/2024 08:20	03/25/2024 13:30
HA03-1	J240797-011	Soil	03/25/2024 08:45	03/25/2024 13:30
HA04-1	J240797-013	Soil	03/25/2024 08:40	03/25/2024 13:30
HA05-1	J240797-015	Soil	03/25/2024 08:55	03/25/2024 13:30
HA06-1	J240797-017	Soil	03/25/2024 09:05	03/25/2024 13:30
HA07-1	J240797-019	Soil	03/25/2024 09:10	03/25/2024 13:30
HA08-1	J240797-021	Soil	03/25/2024 09:30	03/25/2024 13:30
HA09-1	J240797-023	Soil	03/25/2024 09:30	03/25/2024 13:30
HA10-1	J240797-025	Soil	03/25/2024 09:25	03/25/2024 13:30
HA11-1	J240797-027	Soil	03/25/2024 09:40	03/25/2024 13:30
HA12-1	J240797-029	Soil	03/25/2024 09:45	03/25/2024 13:30

JONES ENVIRONMENTAL, INC.

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Stantec Consulting	Project: Warmington Eastvale	
735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 17:13

DETECTIONS SUMMARY

Sample ID: SVB1-1 **Laboratory ID:** J240797-001

Analyte	Result	Reporting Limit	Units	Method	Notes
Lead, Pb	4.2	0.5	mg/kg	EPA 6010	

Sample ID: SVB2-1 **Laboratory ID:** J240797-003

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic, As	5.5	5.0	mg/kg	EPA 6010	
Lead, Pb	8.6	0.5	mg/kg	EPA 6010	

Sample ID: SVB3-1 **Laboratory ID:** J240797-005

Analyte	Result	Reporting Limit	Units	Method	Notes
Lead, Pb	6.6	0.5	mg/kg	EPA 6010	

Sample ID: HA01-1 **Laboratory ID:** J240797-007

Analyte	Result	Reporting Limit	Units	Method	Notes
Lead, Pb	5.3	0.5	mg/kg	EPA 6010	

Sample ID: HA02-1 **Laboratory ID:** J240797-009

Analyte	Result	Reporting Limit	Units	Method	Notes
Lead, Pb	2.4	0.5	mg/kg	EPA 6010	

Sample ID: HA03-1 **Laboratory ID:** J240797-011

Analyte	Result	Reporting Limit	Units	Method	Notes
Lead, Pb	8.1	0.5	mg/kg	EPA 6010	

Sample ID: HA04-1 **Laboratory ID:** J240797-013

Analyte	Result	Reporting Limit	Units	Method	Notes
Lead, Pb	3.8	0.5	mg/kg	EPA 6010	

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Colby Wakeman
Lab Director

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735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 17:13

DETECTIONS SUMMARY

Sample ID: HA05-1 **Laboratory ID:** J240797-015

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic, As	5.0	5.0	mg/kg	EPA 6010	
Lead, Pb	6.9	0.5	mg/kg	EPA 6010	
4,4'-DDE	17.3	10.0	µg/kg	EPA 8081	

Sample ID: HA06-1 **Laboratory ID:** J240797-017

Analyte	Result	Reporting Limit	Units	Method	Notes
Lead, Pb	2.0	0.5	mg/kg	EPA 6010	

Sample ID: HA07-1 **Laboratory ID:** J240797-019

Analyte	Result	Reporting Limit	Units	Method	Notes
Lead, Pb	4.7	0.5	mg/kg	EPA 6010	

Sample ID: HA08-1 **Laboratory ID:** J240797-021

Analyte	Result	Reporting Limit	Units	Method	Notes
Lead, Pb	3.1	0.5	mg/kg	EPA 6010	

Sample ID: HA09-1 **Laboratory ID:** J240797-023

Analyte	Result	Reporting Limit	Units	Method	Notes
Lead, Pb	3.4	0.5	mg/kg	EPA 6010	

Sample ID: HA10-1 **Laboratory ID:** J240797-025

Analyte	Result	Reporting Limit	Units	Method	Notes
Lead, Pb	4.3	0.5	mg/kg	EPA 6010	

Sample ID: HA11-1 **Laboratory ID:** J240797-027

Analyte	Result	Reporting Limit	Units	Method	Notes
Lead, Pb	3.3	0.5	mg/kg	EPA 6010	

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735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 17:13

DETECTIONS SUMMARY

Sample ID: HA12-1 **Laboratory ID:** J240797-029

Analyte	Result	Reporting Limit	Units	Method	Notes
Lead, Pb	4.1	0.5	mg/kg	EPA 6010	

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735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 17:13

SVB1-1
J240797-001(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Arsenic by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2403545	03/27/24	EPA 6010	
Chlorinated Pesticides by GC/ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2404006	03/27/24	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	
Technical Chlordane	ND	20.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*67.74 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*73.93 %*	*30 - 135*						
Lead by EPA 6010								
Lead, Pb	4.2	0.5	mg/kg	1	QC2403546	03/27/24	EPA 6010	

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Colby Wakeman
Lab Director

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San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 17:13

SVB2-1
J240797-003(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Arsenic by EPA 6010								
Arsenic, As	5.5	5.0	mg/kg	1	QC2403545	03/27/24	EPA 6010	
Chlorinated Pesticides by GC/ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2404006	03/27/24	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	
Technical Chlordane	ND	20.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*73.43 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*82.03 %*	*30 - 135*						
Lead by EPA 6010								
Lead, Pb	8.6	0.5	mg/kg	1	QC2403546	03/27/24	EPA 6010	

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San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 17:13

SVB3-1
J240797-005(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Arsenic by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2403545	03/27/24	EPA 6010	
Chlorinated Pesticides by GC/ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2404006	03/27/24	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	
Technical Chlordane	ND	20.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*78.58 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*88.36 %*	*30 - 135*						
Lead by EPA 6010								
Lead, Pb	6.6	0.5	mg/kg	1	QC2403546	03/27/24	EPA 6010	

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Lab Director

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735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 17:13

HA01-1
J240797-007(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Arsenic by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2403545	03/27/24	EPA 6010	
Chlorinated Pesticides by GC/ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2404006	03/27/24	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	
Technical Chlordane	ND	20.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*109.01 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*117.95 %*	*30 - 135*						
Lead by EPA 6010								
Lead, Pb	5.3	0.5	mg/kg	1	QC2403546	03/27/24	EPA 6010	

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Colby Wakeman
Lab Director

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735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 17:13

HA02-1
J240797-009(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Arsenic by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2403545	03/27/24	EPA 6010	
Chlorinated Pesticides by GC/ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2404006	03/27/24	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	
Technical Chlordane	ND	20.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*106.70 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*114.62 %*	*30 - 135*						
Lead by EPA 6010								
Lead, Pb	2.4	0.5	mg/kg	1	QC2403546	03/27/24	EPA 6010	

Jones Environmental, Inc.



Colby Wakeman
Lab Director

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735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 17:13

HA03-1
J240797-011(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Arsenic by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2403545	03/27/24	EPA 6010	
Chlorinated Pesticides by GC/ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2404006	03/27/24	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	
Technical Chlordane	ND	20.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*69.77 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*81.80 %*	*30 - 135*						
Lead by EPA 6010								
Lead, Pb	8.1	0.5	mg/kg	1	QC2403546	03/27/24	EPA 6010	

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Stantec Consulting	Project: Warmington Eastvale	
735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 17:13

HA04-1
J240797-013(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Arsenic by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2403545	03/27/24	EPA 6010	
Chlorinated Pesticides by GC/ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2404006	03/27/24	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	
Technical Chlordane	ND	20.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*75.80 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*90.29 %*	*30 - 135*						
Lead by EPA 6010								
Lead, Pb	3.8	0.5	mg/kg	1	QC2403546	03/27/24	EPA 6010	

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735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 17:13

HA05-1
J240797-015(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Arsenic by EPA 6010								
Arsenic, As	5.0	5.0	mg/kg	1	QC2403545	03/27/24	EPA 6010	
Chlorinated Pesticides by GC/ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2404006	03/27/24	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	17.3	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	
Technical Chlordane	ND	20.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*89.80 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*101.97 %*	*30 - 135*						
Lead by EPA 6010								
Lead, Pb	6.9	0.5	mg/kg	1	QC2403546	03/27/24	EPA 6010	

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HA06-1
J240797-017(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Arsenic by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2403545	03/27/24	EPA 6010	
Chlorinated Pesticides by GC/ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2404006	03/27/24	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	
Technical Chlordane	ND	20.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*72.01 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*82.83 %*	*30 - 135*						
Lead by EPA 6010								
Lead, Pb	2.0	0.5	mg/kg	1	QC2403546	03/27/24	EPA 6010	

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HA07-1
J240797-019(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Arsenic by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2403545	03/27/24	EPA 6010	
Chlorinated Pesticides by GC/ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2404006	03/27/24	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	
Technical Chlordane	ND	20.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*112.86 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*117.04 %*	*30 - 135*						
Lead by EPA 6010								
Lead, Pb	4.7	0.5	mg/kg	1	QC2403546	03/27/24	EPA 6010	

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HA08-1
J240797-021(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Arsenic by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2403545	03/27/24	EPA 6010	
Chlorinated Pesticides by GC/ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2404006	03/27/24	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	
Technical Chlordane	ND	20.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*91.76 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*96.74 %*	*30 - 135*						
Lead by EPA 6010								
Lead, Pb	3.1	0.5	mg/kg	1	QC2403546	03/27/24	EPA 6010	

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735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 17:13

HA09-1
J240797-023(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Arsenic by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2403545	03/27/24	EPA 6010	
Chlorinated Pesticides by GC/ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2404006	03/27/24	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	
Technical Chlordane	ND	20.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*104.65 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*119.01 %*	*30 - 135*						
Lead by EPA 6010								
Lead, Pb	3.4	0.5	mg/kg	1	QC2403546	03/27/24	EPA 6010	

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735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 17:13

HA10-1
J240797-025(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Arsenic by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2403545	03/27/24	EPA 6010	
Chlorinated Pesticides by GC/ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2404006	03/27/24	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	
Technical Chlordane	ND	20.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*111.16 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*121.63 %*	*30 - 135*						
Lead by EPA 6010								
Lead, Pb	4.3	0.5	mg/kg	1	QC2403546	03/27/24	EPA 6010	

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735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 17:13

HA11-1
J240797-027(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Arsenic by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2403545	03/27/24	EPA 6010	
Chlorinated Pesticides by GC/ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2404006	03/27/24	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	
Technical Chlordane	ND	20.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*119.77 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*127.30 %*	*30 - 135*						
Lead by EPA 6010								
Lead, Pb	3.3	0.5	mg/kg	1	QC2403546	03/27/24	EPA 6010	

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735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 17:13

HA12-1
J240797-029(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Arsenic by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2403545	03/27/24	EPA 6010	
Chlorinated Pesticides by GC/ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2404006	03/27/24	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	
Technical Chlordane	ND	20.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*111.15 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*130.33 %*	*30 - 135*						
Lead by EPA 6010								
Lead, Pb	4.1	0.5	mg/kg	1	QC2403546	03/27/24	EPA 6010	

Jones Environmental, Inc.



Colby Wakeman
Lab Director

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JONES ENVIRONMENTAL, INC.

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Stantec Consulting	Project: Warmington Eastvale	
735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 17:13

Arsenic by EPA 6010 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2403545 - EPA 6010										
CCV 1										
Arsenic, As	0.9	5.0	%	1		94	90 - 110		110	
LCS 1										
Arsenic, As	181	5.0	%	200		90	80 - 120			
LCSD 1										
Arsenic, As	181	5.0	%	200		90	80 - 120	0.11	120	
Method Blank 1										
Arsenic, As	ND	5.0	mg/kg							

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Lab Director

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Stantec Consulting	Project: Warmington Eastvale	
735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 17:13

Lead by EPA 6010 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2403546 - EPA 6010										
CCV 1										
Lead, Pb	1.0	0.5	%	1		97	90 - 110		110	
LCS 1										
Lead, Pb	50.2	0.5	%	50		100	80 - 120			
LCSD 1										
Lead, Pb	50.4	0.5	%	50		101	80 - 120	0.30	120	
Method Blank 1										
Lead, Pb	ND	0.5	mg/kg							

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Stantec Consulting	Project: Warmington Eastvale	
735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 17:13

Chlorinated Pesticides by GC/ECD by EPA 8081 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2404006 - EPA 8081										
CCV 1										
alpha-BHC	58.4	10.0	%	50		117	80 - 120		120	
Heptachlor	59.5	10.0	%	50		119	80 - 120		120	
Aldrin	59.2	10.0	%	50		118	80 - 120		120	
Heptachlor epoxide	59.5	10.0	%	50		119	80 - 120		120	
gamma-Chlordane	57.4	10.0	%	50		115	80 - 120		120	
Endosulfan I	58.9	10.0	%	50		118	80 - 120		120	
4,4'-DDE	111	10.0	%	100		111	80 - 120		120	
Dieldrin	120	10.0	%	100		120	80 - 120		120	
Endrin	119	10.0	%	100		119	80 - 120		120	
4,4'-DDD	109	10.0	%	100		109	80 - 120		120	
Endosulfan II	119	10.0	%	100		119	80 - 120		120	
4,4'-DDT	110	10.0	%	100		110	80 - 120		120	
Endrin ketone	111	10.0	%	100		111	80 - 120		120	
LCS 1										
alpha-BHC	115	10.0	%	100		115	60 - 140			
Heptachlor	121	10.0	%	100		121	60 - 140			
Aldrin	120	10.0	%	100		120	60 - 140			
Heptachlor epoxide	128	10.0	%	100		128	60 - 140			
gamma-Chlordane	117	10.0	%	100		117	60 - 140			
Endosulfan I	122	10.0	%	100		122	60 - 140			
4,4'-DDE	116	10.0	%	100		116	60 - 140			
Dieldrin	134	10.0	%	100		134	60 - 140			
Endrin	121	10.0	%	100		121	60 - 140			
4,4'-DDD	124	10.0	%	100		124	60 - 140			
Endosulfan II	119	10.0	%	100		119	60 - 140			
4,4'-DDT	111	10.0	%	100		111	60 - 140			
Endrin ketone	123	10.0	%	100		123	60 - 140			
Surrogate: TCMX		*126.51 %*		*30 - 135*						
Surrogate: Decachlorobiphenyl		*126.11 %*		*30 - 135*						
LCSD 1										
alpha-BHC	113	10.0	%	100		113	60 - 140	1.39	140	
Heptachlor	121	10.0	%	100		121	60 - 140	0.27	140	
Aldrin	119	10.0	%	100		119	60 - 140	0.27	140	
Heptachlor epoxide	127	10.0	%	100		127	60 - 140	1.00	140	
gamma-Chlordane	116	10.0	%	100		116	60 - 140	0.91	140	
Endosulfan I	119	10.0	%	100		119	60 - 140	2.93	140	

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Stantec Consulting	Project: Warmington Eastvale	
735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 17:13

Chlorinated Pesticides by GC/ECD by EPA 8081 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2404006 - EPA 8081										
LCSD 1										
4,4'-DDE	115	10.0	%	100		115	60 - 140	0.64	140	
Dieldrin	134	10.0	%	100		134	60 - 140	0.54	140	
Endrin	118	10.0	%	100		118	60 - 140	2.91	140	
4,4'-DDD	125	10.0	%	100		125	60 - 140	0.82	140	
Endosulfan II	123	10.0	%	100		123	60 - 140	3.44	140	
4,4'-DDT	111	10.0	%	100		111	60 - 140	0.02	140	
Endrin ketone	122	10.0	%	100		122	60 - 140	0.87	140	
Surrogate: TCMX		*127.72 %*	*30 - 135*							
Surrogate: Decachlorobiphenyl		*126.60 %*	*30 - 135*							
Method Blank 1										
alpha-BHC	ND	10.0	µg/kg							
beta-BHC	ND	10.0	µg/kg							
gamma-BHC (Lindane)	ND	10.0	µg/kg							
Heptachlor	ND	10.0	µg/kg							
delta-BHC	ND	10.0	µg/kg							
Aldrin	ND	10.0	µg/kg							
Heptachlor epoxide	ND	10.0	µg/kg							
gamma-Chlordane	ND	10.0	µg/kg							
alpha-Chlordane	ND	10.0	µg/kg							
Endosulfan I	ND	10.0	µg/kg							
4,4'-DDE	ND	10.0	µg/kg							
Dieldrin	ND	10.0	µg/kg							
Endrin	ND	10.0	µg/kg							
4,4'-DDD	ND	10.0	µg/kg							
Endosulfan II	ND	10.0	µg/kg							
4,4'-DDT	ND	10.0	µg/kg							
Endrin aldehyde	ND	10.0	µg/kg							
Endosulfan sulfate	ND	10.0	µg/kg							
Methoxychlor	ND	20.0	µg/kg							
Endrin ketone	ND	10.0	µg/kg							
Toxaphene	ND	20.0	µg/kg							
Technical Chlordane	ND	20.0	µg/kg							
Surrogate: TCMX		*134.04 %*	*30 - 135*							
Surrogate: Decachlorobiphenyl		*127.04 %*	*30 - 135*							

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Lab Director

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714-449-9937 PHONE
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Stantec Consulting	Project: Warmington Eastvale	
735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 17:13

Notes and Definitions

ND	Analyte NOT DETECTED at or above the reporting limit
RPD	Relative Percent Difference
E	Estimated Concentration; concentration exceeds calibration ra
LCC	Leak Check Compound
MDL	Compound Reported to Method Detection Limit
1	Recovery outside of acceptable limits. LCS/LCSD recoveries and %RSD were within QC limits, therefore data was accepted.
SMS	Sample matrix prevented adequate surrogate recovery.
J	Value less then PQL but greater than MDL.
HHSR	High hydrocarbon concentration in this sample prevented adequate surrogate recovery.
HHSR	High hydrocarbon concentration in this sample prevented adequate surrogate recovery.
F	Sample was filtered in the lab before extraction.
HHTAR	High hydrocarbon concentration prevented in-range recovery of target analytes.
IHRPD	Target analyte recoveries were outside of range but accepted due to passing RPDs
AROL	Target analyte recovery exceeded recovery range but was accepted due to ND of that analyte in MB and sample(s).
ISO-H	Isomers could not be sufficiently chromatographically resolved according to method requirements due to hydrocarbon interference or other matrix effects. The isomers' reported individual concentrations were each calculated as the average of each of the individual isomers' concentrations.
2	Recovery outside of acceptable limits for either LCS or LCSD. CCV and LCS or LCSD recoveries were within limits; therefore data was accepted.
3	RPD outside of acceptable limits. Target analyte recoveries were within QC limits; therefore, data was accepted.
4	LCS and/or LCSD recoveries exceeded acceptability ranges. Target analyte recoveries were accepted due to passing CCV, in-range LCS/LCSD RPDs, and a clean MB in which all target analytes were < RL.

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Colby Wakeman
Lab Director

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Chain-of-Custody Record

JONES ENVIRONMENTAL, INC.
11007 Forest Pl.
Santa Fe Springs, CA 90670
(714) 449-9937
reports@jonesenv.com
www.jonesenv.com

Turnaround Time Requested:
- □ Immediate Attention - 200% (Advanced notice only)
- □ One Day TAT- 100% (Cut off time 11AM)
- □ Two Day TAT - 50% (Cut off time 12AM)
- □ Three Day TAT - 25% (Cut off time 1PM)
- □ Four Day TAT - 10% (Cut off time 2PM)
- ☒ Normal - No Surcharge

Date needed by: _____

LAB USE ONLY
Jones Project # J240797
Page 1 of 3

□ EDF* - 10% Surcharge
*Global ID: _____

Temperature:
Cooler 1: 16.2 °C
Cooler 2: _____ °C
Cooler 3: _____ °C

Client: Stantec
Project Name: Warrington Eastvale
Project Address: Eastvale
Email: alicia.jansen@stantec.com
Phone: 909-654-8342
Report To: Alicia Jansen
Sampler: Alex Sobolew
Date: 3-25-24
Client Project #: 185806478

Sample Container / Preservative Abbreviations
AS - Acetate Sleeve
SS - Stainless Steel Sleeve
BS - Brass Sleeve
G - Glass
AB - Amber Bottle
P - Plastic
SOBI - Sodium Bisulfate
MeOH - Methanol
HCl - Hydrochloric Acid
HNO3 - Nitric Acid
O - Other (See Notes)

Analysis Requested

Sample ID	Sample Collection Date	Sample Collection Time	Laboratory Sample ID	Preservative	Sample Container	Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Free Product (FP)	Arsenic/Lead by 6010B	OC Pesticides by 8081A	Number of Containers	Notes & Special Instructions
SVB1-1	8-25-24	725	-001	Ice	G	S	X	X	1	
SVB1-3		735	-002						1	hold
SVB2-1		800	-003				X	X	1	
SVB2-3		810	-004						1	hold
SVB3-1		830	-005				X	X	1	
SVB3-3		835	-006						1	hold
HA01-1		715	-007				X	X	1	
HA01-3		725	-008						1	hold
HA02-1		820	-009				X	X	1	
HA02-3	↓	835	-010	↓	↓	↓			1	hold

Relinquished By (Signature): Alex Sobolew	Printed Name: Alex Sobolew	Received By (Signature):	Printed Name: Chris Jones
Company: Stantec	Date: 3-25-24 Time: 1240	Company: JEI	Date: 03/25/2024 Time: 1240
Relinquished By (Signature):	Printed Name:	Received By Laboratory (Signature):	Printed Name:
Company:	Date: Time:	Company:	Date: Time:

(10) Total Number of Containers

Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been requested, and the information provided herein is correct and accura

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Chain-of-Custody Record

JONES ENVIRONMENTAL, INC.
11007 Forest Pl.
Santa Fe Springs, CA 90670
(714) 449-9937
reports@jonesenv.com
www.jonesenv.com

Turnaround Time Requested:
- □ Immediate Attention - 200% (Advanced notice only)
- □ One Day TAT- 100% (Cut off time 11AM)
- □ Two Day TAT - 50% (Cut off time 12AM)
- □ Three Day TAT - 25% (Cut off time 1PM)
- □ Four Day TAT - 10% (Cut off time 2PM)
- ☒ Normal - No Surcharge

Date needed by: _____

LAB USE ONLY
Jones Project # J240797
Page 2 of 3

□ EDF* - 10% Surcharge
*Global ID:

Temperature:
Cooler 1: 16.2 °C
Cooler 2: _____ °C
Cooler 3: _____ °C

Client: Stantec
Project Name: Warmington Eastvale
Project Address:
Email: alicia.jansen@stantec.com
Phone: 909-654-8342
Report To: Alicia Jansen
Sampler: Alex Sobolew
Date: 3-25-24
Client Project #: 185806478

Sample Container / Preservative Abbreviations
AS - Acetate Sleeve
SS - Stainless Steel Sleeve
BS - Brass Sleeve
G - Glass
AB - Amber Bottle
P - Plastic
SOBI - Sodium Bisulfate
MeOH - Methanol
HCl - Hydrochloric Acid
HNO3 - Nitric Acid
O - Other (See Notes)

Analysis Requested

Sample ID	Sample Collection Date	Sample Collection Time	Laboratory Sample ID	Preservative	Sample Container	Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Free Product (FP)	Arsenic/Iead by 6010B	OCPs by 8081A	Number of Containers	Notes & Special Instructions
HA03-1	8-25-24	845	-011	Ice	G	S	X	X	1	
HA03-3		855	-012						1	
HA04-1		840	-013				X	X	1	
HA04-3		850	-014						1	
HA05-1		855	-015				X	X	1	
HA05-3		900	-016						1	
HA06-1		905	-017				X	X	1	
HA06-3		910	-018						1	
HA07-1		910	-019				X	X	1	
HA07-3	↓	915	-020	↓	↓	↓			1	
									10	Total Number of Containers

Relinquished By (Signature): Alex Sobolew
Printed Name: Alex Sobolew
Company: Stantec
Date: 3-25-24
Time: 1240

Received By (Signature):
Printed Name: Chris Jones
Company: JEL
Date: 03/25/2024
Time: 1240

Relinquished By (Signature):
Printed Name:
Date:
Time:

Received By Laboratory (Signature):
Printed Name:
Company:
Date:
Time:

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1259

Chain-of-Custody Record

JONES ENVIRONMENTAL, INC.
11007 Forest Pl.
Santa Fe Springs, CA 90670
(714) 449-9937
reports@jonesenv.com
www.jonesenv.com

Turnaround Time Requested:
- □ Immediate Attention - 200% (Advanced notice only)
- □ One Day TAT- 100% (Cut off time 11AM)
- □ Two Day TAT - 50% (Cut off time 12AM)
- □ Three Day TAT - 25% (Cut off time 1PM)
- □ Four Day TAT - 10% (Cut off time 2PM)
- ☒ Normal - No Surcharge

Date needed by: _____

LAB USE ONLY
Jones Project # J240797
Page 3 of 3

Client: Stantec	Date: 3-25-24
Project Name: Warmington Eastvale	Client Project #: 185806478
Project Address:	
Email: alicia.jansen@stantec.com	
Phone: 909-654-8342	
Report To: Alicia Jansen	Sampler: Alex Sobolev

Sample Container / Preservative Abbreviations
AS - Acetate Sleeve
SS - Stainless Steel Sleeve
BS - Brass Sleeve
G - Glass
AB - Amber Bottle
P - Plastic
SOBI - Sodium Bisulfate
MeOH - Methanol
HCl - Hydrochloric Acid
HNO3 - Nitric Acid
O - Other (See Notes)

Analysis Requested

□ EDF* - 10% Surcharge
*Global ID:

Temperature:
Cooler 1: _____ °C
Cooler 2: _____ °C
Cooler 3: _____ °C

Sample ID	Sample Collection Date	Sample Collection Time	Laboratory Sample ID	Preservative	Sample Container	Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Free Product (FP)	Arsenic (lead) by 6010B	OCPs by 8081A									Number of Containers	Notes & Special Instructions
HA08-1	3-25-24	930	-021	Ice	G	S	X	X									1	
HA08-3		955	-022														1	
HA09-1		930	-023				X	X									1	
HA09-3		935	-024														1	
HA10-1		925	-025				X	X									1	
HA10-3		930	-026														1	
HA11-1		940	-027				X	X									1	
HA11-3		950	-028														1	
HA12-1		945	-029				X	X									1	
HA12-3		955	-030														1	

Relinquished By (Signature): Alex Sob	Printed Name: Alex Sobolev	Received By (Signature):	Printed Name: Chris Jones	10	Total Number of Containers
Company: Stantec	Date: 3-25-24 Time: 1240	Company:	Date: 03/25/2025 Time: 1240		
Relinquished By (Signature):	Printed Name:	Received By Laboratory (Signature):	Printed Name:		
Company:	Date: Time:	Company:	Date: Time:		

Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been requested, and the information provided herein is correct and accural

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Login Report

Customer Name: Stantec Consulting
Purchase Order:
Project ID: Warmington Eastvale
Comment:

Order ID: J240797
Order Date: 3/25/2024

Sample #: J240797-001 **Customer Sample #:** SVB1-1 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	03/25/24 7:25 AM
Quantity:	1	**Matrix:**	Soil	**Date Received:**	03/25/24 1:30 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	4/3/2024	
Lead, Pb		EPA 6010	4/2/2024	
OCPs		EPA 8081	4/2/2024	

Sample #: J240797-003 **Customer Sample #:** SVB2-1 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	03/25/24 8:00 AM
Quantity:	1	**Matrix:**	Soil	**Date Received:**	03/25/24 1:30 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	4/3/2024	
Lead, Pb		EPA 6010	4/2/2024	
OCPs		EPA 8081	4/2/2024	

Sample #: J240797-005 **Customer Sample #:** SVB3-1 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	03/25/24 8:30 AM
Quantity:	1	**Matrix:**	Soil	**Date Received:**	03/25/24 1:30 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	4/3/2024	
Lead, Pb		EPA 6010	4/2/2024	
OCPs		EPA 8081	4/2/2024	

Customer Name: Stantec Consulting **Order ID:** J240797

Purchase Order: **Order Date:** 3/25/2024

Project ID: Warmington Eastvale

Comment:

Sample #: J240797-007 **Customer Sample #:** HA01-1 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	03/25/24 7:15 AM
Quantity:	1	**Matrix:**	Soil	**Date Received:**	03/25/24 1:30 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	4/3/2024	
Lead, Pb		EPA 6010	4/2/2024	
OCPs		EPA 8081	4/2/2024	

Sample #: J240797-009 **Customer Sample #:** HA02-1 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	03/25/24 8:20 AM
Quantity:	1	**Matrix:**	Soil	**Date Received:**	03/25/24 1:30 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	4/3/2024	
Lead, Pb		EPA 6010	4/2/2024	
OCPs		EPA 8081	4/2/2024	

Sample #: J240797-011 **Customer Sample #:** HA03-1 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	03/25/24 8:45 AM
Quantity:	1	**Matrix:**	Soil	**Date Received:**	03/25/24 1:30 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	4/3/2024	
Lead, Pb		EPA 6010	4/2/2024	
OCPs		EPA 8081	4/2/2024	

Sample #: J240797-013 **Customer Sample #:** HA04-1 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	03/25/24 8:40 AM
Quantity:	1	**Matrix:**	Soil	**Date Received:**	03/25/24 1:30 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	4/3/2024	
Lead, Pb		EPA 6010	4/2/2024	
OCPs		EPA 8081	4/2/2024	

Customer Name: Stantec Consulting **Order ID:** J240797

Purchase Order: **Order Date:** 3/25/2024

Project ID: Warmington Eastvale

Comment:

Sample #: J240797-015 **Customer Sample #:** HA05-1 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	03/25/24 8:55 AM
Quantity:	1	**Matrix:**	Soil	**Date Received:**	03/25/24 1:30 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	4/3/2024	
Lead, Pb		EPA 6010	4/2/2024	
OCPs		EPA 8081	4/2/2024	

Sample #: J240797-017 **Customer Sample #:** HA06-1 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	03/25/24 9:05 AM
Quantity:	1	**Matrix:**	Soil	**Date Received:**	03/25/24 1:30 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	4/3/2024	
Lead, Pb		EPA 6010	4/2/2024	
OCPs		EPA 8081	4/2/2024	

Sample #: J240797-019 **Customer Sample #:** HA07-1 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	03/25/24 9:10 AM
Quantity:	1	**Matrix:**	Soil	**Date Received:**	03/25/24 1:30 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	4/3/2024	
Lead, Pb		EPA 6010	4/2/2024	
OCPs		EPA 8081	4/2/2024	

Sample #: J240797-021 **Customer Sample #:** HA08-1 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	03/25/24 9:30 AM
Quantity:	1	**Matrix:**	Soil	**Date Received:**	03/25/24 1:30 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	4/3/2024	
Lead, Pb		EPA 6010	4/2/2024	
OCPs		EPA 8081	4/2/2024	

Customer Name: Stantec Consulting **Order ID:** J240797

Purchase Order: **Order Date:** 3/25/2024

Project ID: Warmington Eastvale

Comment:

Sample #: J240797-023 **Customer Sample #:** HA09-1 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	03/25/24 9:30 AM
Quantity:	1	**Matrix:**	Soil	**Date Received:**	03/25/24 1:30 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	4/3/2024	
Lead, Pb		EPA 6010	4/2/2024	
OCPs		EPA 8081	4/2/2024	

Sample #: J240797-025 **Customer Sample #:** HA10-1 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	03/25/24 9:25 AM
Quantity:	1	**Matrix:**	Soil	**Date Received:**	03/25/24 1:30 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	4/3/2024	
Lead, Pb		EPA 6010	4/2/2024	
OCPs		EPA 8081	4/2/2024	

Sample #: J240797-027 **Customer Sample #:** HA11-1 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	03/25/24 9:40 AM
Quantity:	1	**Matrix:**	Soil	**Date Received:**	03/25/24 1:30 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	4/3/2024	
Lead, Pb		EPA 6010	4/2/2024	
OCPs		EPA 8081	4/2/2024	

Sample #: J240797-029 **Customer Sample #:** HA12-1 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	03/25/24 9:45 AM
Quantity:	1	**Matrix:**	Soil	**Date Received:**	03/25/24 1:30 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	4/3/2024	
Lead, Pb		EPA 6010	4/2/2024	
OCPs		EPA 8081	4/2/2024	

Customer Name: Stantec Consulting **Order ID:** J240797

Purchase Order: **Order Date:** 3/25/2024

Project ID: Warmington Eastvale

Comment:

SAMPLE CONDITION RECORD

1. Are the samples within correct temperature criteria? (0 - 6°C)	No
2. If not within temp. criteria, were samples received on ice?	Yes
3. If not within temp. criteria, were samples received chilled on same day of sampling?	Yes
4. Is the Chain of Custody (COC) received filled out completely?	Yes
5. Does the total number of containers received match COC?	Yes
6. Are the sample container label(s) consistent with COC?	Yes
7. Are the sample container(s) intact and in good condition?	Yes
8. Were the proper containers & sufficient volume for analyses requested on COC?	Yes
9. Was the proper preservative indicated on COC/container for analyses requested?	Yes
10. Are the containers for volatile analysis free of headspace? (EPA 8260 water)	N/A
EDF Requested	N/A

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02 April 2024

Alicia Jansen
Stantec Consulting
735 EastCarnegie Drive, Suite 280
San Bernardino, CA 92408

Re: Phase I/II ESA

Enclosed are the results of analyses for samples received by the laboratory on 03/27/24. If you have any questions concerning this report, please feel free to contact me.

Sincerely,



Colby Wakeman
Lab Director

JONES ENVIRONMENTAL, INC.

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Stantec Consulting	Project: Phase I/II ESA	
735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 10:36

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
SVB-1	J240814-001	Soil Gas	03/27/2024 07:49	03/27/2024 09:40
SVB-2	J240814-002	Soil Gas	03/27/2024 08:04	03/27/2024 09:40
SVB-3	J240814-003	Soil Gas	03/27/2024 08:22	03/27/2024 09:40

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735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 10:36

DETECTIONS SUMMARY

Sample ID: SVB-1 **Laboratory ID:** J240814-001

Analyte	Result	Reporting Limit	Units	Method	Notes
Carbon Dioxide	1.32	0.0750	%	ASTM D1946	
Nitrogen	81.7	0.242	%	ASTM D1946	
Oxygen	17.2	0.100	%	ASTM D1946	
Chloroform	9	4	µg/m3	EPA 8260	
o-Xylene	4	4	µg/m3	EPA 8260	

Sample ID: SVB-2 **Laboratory ID:** J240814-002

Analyte	Result	Reporting Limit	Units	Method	Notes
Carbon Dioxide	0.990	0.0750	%	ASTM D1946	
Nitrogen	82.1	0.242	%	ASTM D1946	
Oxygen	17.2	0.100	%	ASTM D1946	
Benzene	5	3	µg/m3	EPA 8260	
Ethylbenzene	16	4	µg/m3	EPA 8260	
Freon 12	8	8	µg/m3	EPA 8260	
m,p-Xylene	89	8	µg/m3	EPA 8260	
o-Xylene	32	4	µg/m3	EPA 8260	
Tetrachloroethene	9	4	µg/m3	EPA 8260	
Toluene	11	4	µg/m3	EPA 8260	

Sample ID: SVB-3 **Laboratory ID:** J240814-003

Analyte	Result	Reporting Limit	Units	Method	Notes
Carbon Dioxide	3.72	0.0750	%	ASTM D1946	
Nitrogen	84.1	0.242	%	ASTM D1946	
Oxygen	12.7	0.100	%	ASTM D1946	
Freon 12	10	8	µg/m3	EPA 8260	

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735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 10:36

SVB-1
J240814-001(Soil Gas)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Fixed Gases by ASTM D1946								
Carbon Dioxide	1.32	0.0750	%	1	QC2403537		STM D194	
Oxygen	17.2	0.100	%	"	"		"	
Nitrogen	81.7	0.242	%	"	"		"	
Methane	ND	0.0225	%	"	"		"	
Carbon Monoxide	ND	0.0350	%	"	"		"	
Volatile Organic Compounds by EPA 8260								
Benzene	ND	3	µg/m3	1	QC2403522	03/27/24	EPA 8260	
Bromodichloromethane	ND	4	µg/m3	"	"	"	"	
Bromoform	ND	4	µg/m3	"	"	"	"	
n-Butylbenzene	ND	6	µg/m3	"	"	"	"	
sec-Butylbenzene	ND	6	µg/m3	"	"	"	"	
tert-Butylbenzene	ND	6	µg/m3	"	"	"	"	
Carbon tetrachloride	ND	4	µg/m3	"	"	"	"	
Chlorobenzene	ND	4	µg/m3	"	"	"	"	
Chloroform	9	4	µg/m3	"	"	"	"	
Dibromochloromethane	ND	4	µg/m3	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	4	µg/m3	"	"	"	"	
1,2-Dichlorobenzene	ND	8	µg/m3	"	"	"	"	
1,3-Dichlorobenzene	ND	8	µg/m3	"	"	"	"	
1,4-Dichlorobenzene	ND	8	µg/m3	"	"	"	"	
Freon 12	ND	8	µg/m3	"	"	"	"	
Freon 11	ND	8	µg/m3	"	"	"	"	
Freon 113	ND	8	µg/m3	"	"	"	"	
1,1-Dichloroethane	ND	4	µg/m3	"	"	"	"	
1,2-Dichloroethane	ND	4	µg/m3	"	"	"	"	
1,1-Dichloroethene	ND	4	µg/m3	"	"	"	"	
cis-1,2-Dichloroethene	ND	4	µg/m3	"	"	"	"	
trans-1,2-Dichloroethene	ND	4	µg/m3	"	"	"	"	
Ethylbenzene	ND	4	µg/m3	"	"	"	"	
Isopropylbenzene	ND	4	µg/m3	"	"	"	"	
4-Isopropyltoluene	ND	4	µg/m3	"	"	"	"	
Methylene chloride	ND	4	µg/m3	"	"	"	"	
Naphthalene	ND	20	µg/m3	"	"	"	"	
n-Propylbenzene	ND	4	µg/m3	"	"	"	"	
Styrene	ND	4	µg/m3	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	4	µg/m3	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	8	µg/m3	"	"	"	"	
Tetrachloroethene	ND	4	µg/m3	"	"	"	"	
Toluene	ND	4	µg/m3	"	"	"	"	
1,1,1-Trichloroethane	ND	4	µg/m3	"	"	"	"	

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Stantec Consulting	Project: Phase I/II ESA	
735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 10:36

SVB-1
J240814-001(Soil Gas)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
1,1,2-Trichloroethane	ND	4	µg/m3	1	QC2403522	03/27/24	EPA 8260	
Trichloroethene	ND	4	µg/m3	"	"	"	"	
1,2,4-Trimethylbenzene	ND	4	µg/m3	"	"	"	"	
1,3,5-Trimethylbenzene	ND	4	µg/m3	"	"	"	"	
Vinyl chloride	ND	4	µg/m3	"	"	"	"	
m,p-Xylene	ND	8	µg/m3	"	"	"	"	
o-Xylene	4	4	µg/m3	"	"	"	"	
Methyl-tert-butylether	ND	20	µg/m3	"	"	"	"	
Ethyl-tert-butylether	ND	20	µg/m3	"	"	"	"	
Di-isopropylether	ND	20	µg/m3	"	"	"	"	
tert-amylmethylether	ND	20	µg/m3	"	"	"	"	
tert-Butylalcohol	ND	200	µg/m3	"	"	"	"	
n-Hexane (LCC)	ND	40	µg/m3	"	"	"	"	
n-Pentane (LCC)	ND	40	µg/m3	"	"	"	"	
Acetone (LCC)	ND	40	µg/m3	"	"	"	"	

Surrogate: Toluene-d8	*93.19 %*	*60 - 140*
Surrogate: Dibromofluoromethane	*105.41 %*	*60 - 140*
Surrogate: 4-Bromofluorobenzene	*100.28 %*	*60 - 140*

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Stantec Consulting	Project: Phase I/II ESA	
735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 10:36

SVB-2
J240814-002(Soil Gas)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Fixed Gases by ASTM D1946								
Carbon Dioxide	0.990	0.0750	%	1	QC2403537		ASTM D1946	
Oxygen	17.2	0.100	%	"	"		"	
Nitrogen	82.1	0.242	%	"	"		"	
Methane	ND	0.0225	%	"	"		"	
Carbon Monoxide	ND	0.0350	%	"	"		"	
Volatile Organic Compounds by EPA 8260								
Benzene	5	3	µg/m3	1	QC2403522	03/27/24	EPA 8260	
Bromodichloromethane	ND	4	µg/m3	"	"	"	"	
Bromoform	ND	4	µg/m3	"	"	"	"	
n-Butylbenzene	ND	6	µg/m3	"	"	"	"	
sec-Butylbenzene	ND	6	µg/m3	"	"	"	"	
tert-Butylbenzene	ND	6	µg/m3	"	"	"	"	
Carbon tetrachloride	ND	4	µg/m3	"	"	"	"	
Chlorobenzene	ND	4	µg/m3	"	"	"	"	
Chloroform	ND	4	µg/m3	"	"	"	"	
Dibromochloromethane	ND	4	µg/m3	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	4	µg/m3	"	"	"	"	
1,2-Dichlorobenzene	ND	8	µg/m3	"	"	"	"	
1,3-Dichlorobenzene	ND	8	µg/m3	"	"	"	"	
1,4-Dichlorobenzene	ND	8	µg/m3	"	"	"	"	
Freon 12	8	8	µg/m3	"	"	"	"	
Freon 11	ND	8	µg/m3	"	"	"	"	
Freon 113	ND	8	µg/m3	"	"	"	"	
1,1-Dichloroethane	ND	4	µg/m3	"	"	"	"	
1,2-Dichloroethane	ND	4	µg/m3	"	"	"	"	
1,1-Dichloroethene	ND	4	µg/m3	"	"	"	"	
cis-1,2-Dichloroethene	ND	4	µg/m3	"	"	"	"	
trans-1,2-Dichloroethene	ND	4	µg/m3	"	"	"	"	
Ethylbenzene	16	4	µg/m3	"	"	"	"	
Isopropylbenzene	ND	4	µg/m3	"	"	"	"	
4-Isopropyltoluene	ND	4	µg/m3	"	"	"	"	
Methylene chloride	ND	4	µg/m3	"	"	"	"	
Naphthalene	ND	20	µg/m3	"	"	"	"	
n-Propylbenzene	ND	4	µg/m3	"	"	"	"	
Styrene	ND	4	µg/m3	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	4	µg/m3	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	8	µg/m3	"	"	"	"	
Tetrachloroethene	9	4	µg/m3	"	"	"	"	
Toluene	11	4	µg/m3	"	"	"	"	
1,1,1-Trichloroethane	ND	4	µg/m3	"	"	"	"	

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Colby Wakeman
Lab Director

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Stantec Consulting	Project: Phase I/II ESA	
735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 10:36

SVB-2
J240814-002(Soil Gas)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
1,1,2-Trichloroethane	ND	4	µg/m3	1	QC2403522	03/27/24	EPA 8260	
Trichloroethene	ND	4	µg/m3	"	"	"	"	
1,2,4-Trimethylbenzene	ND	4	µg/m3	"	"	"	"	
1,3,5-Trimethylbenzene	ND	4	µg/m3	"	"	"	"	
Vinyl chloride	ND	4	µg/m3	"	"	"	"	
m,p-Xylene	89	8	µg/m3	"	"	"	"	
o-Xylene	32	4	µg/m3	"	"	"	"	
Methyl-tert-butylether	ND	20	µg/m3	"	"	"	"	
Ethyl-tert-butylether	ND	20	µg/m3	"	"	"	"	
Di-isopropylether	ND	20	µg/m3	"	"	"	"	
tert-amylmethylether	ND	20	µg/m3	"	"	"	"	
tert-Butylalcohol	ND	200	µg/m3	"	"	"	"	
n-Hexane (LCC)	ND	40	µg/m3	"	"	"	"	
n-Pentane (LCC)	ND	40	µg/m3	"	"	"	"	
Acetone (LCC)	ND	40	µg/m3	"	"	"	"	

Surrogate: Toluene-d8	*94.04 %*	*60 - 140*
Surrogate: Dibromofluoromethane	*99.05 %*	*60 - 140*
Surrogate: 4-Bromofluorobenzene	*98.44 %*	*60 - 140*

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Lab Director

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Stantec Consulting	Project: Phase I/II ESA	
735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 10:36

SVB-3
J240814-003(Soil Gas)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Fixed Gases by ASTM D1946								
Carbon Dioxide	3.72	0.0750	%	1	QC2403537		ASTM D1946	
Oxygen	12.7	0.100	%	"	"		"	
Nitrogen	84.1	0.242	%	"	"		"	
Methane	ND	0.0225	%	"	"		"	
Carbon Monoxide	ND	0.0350	%	"	"		"	
Volatile Organic Compounds by EPA 8260								
Benzene	ND	3	µg/m3	1	QC2403522	03/27/24	EPA 8260	
Bromodichloromethane	ND	4	µg/m3	"	"	"	"	
Bromoform	ND	4	µg/m3	"	"	"	"	
n-Butylbenzene	ND	6	µg/m3	"	"	"	"	
sec-Butylbenzene	ND	6	µg/m3	"	"	"	"	
tert-Butylbenzene	ND	6	µg/m3	"	"	"	"	
Carbon tetrachloride	ND	4	µg/m3	"	"	"	"	
Chlorobenzene	ND	4	µg/m3	"	"	"	"	
Chloroform	ND	4	µg/m3	"	"	"	"	
Dibromochloromethane	ND	4	µg/m3	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	4	µg/m3	"	"	"	"	
1,2-Dichlorobenzene	ND	8	µg/m3	"	"	"	"	
1,3-Dichlorobenzene	ND	8	µg/m3	"	"	"	"	
1,4-Dichlorobenzene	ND	8	µg/m3	"	"	"	"	
Freon 12	10	8	µg/m3	"	"	"	"	
Freon 11	ND	8	µg/m3	"	"	"	"	
Freon 113	ND	8	µg/m3	"	"	"	"	
1,1-Dichloroethane	ND	4	µg/m3	"	"	"	"	
1,2-Dichloroethane	ND	4	µg/m3	"	"	"	"	
1,1-Dichloroethene	ND	4	µg/m3	"	"	"	"	
cis-1,2-Dichloroethene	ND	4	µg/m3	"	"	"	"	
trans-1,2-Dichloroethene	ND	4	µg/m3	"	"	"	"	
Ethylbenzene	ND	4	µg/m3	"	"	"	"	
Isopropylbenzene	ND	4	µg/m3	"	"	"	"	
4-Isopropyltoluene	ND	4	µg/m3	"	"	"	"	
Methylene chloride	ND	4	µg/m3	"	"	"	"	
Naphthalene	ND	20	µg/m3	"	"	"	"	
n-Propylbenzene	ND	4	µg/m3	"	"	"	"	
Styrene	ND	4	µg/m3	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	4	µg/m3	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	8	µg/m3	"	"	"	"	
Tetrachloroethene	ND	4	µg/m3	"	"	"	"	
Toluene	ND	4	µg/m3	"	"	"	"	
1,1,1-Trichloroethane	ND	4	µg/m3	"	"	"	"	

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Lab Director

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Stantec Consulting	Project: Phase I/II ESA	
735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 10:36

SVB-3
J240814-003(Soil Gas)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
1,1,2-Trichloroethane	ND	4	µg/m3	1	QC2403522	03/27/24	EPA 8260	
Trichloroethene	ND	4	µg/m3	"	"	"	"	
1,2,4-Trimethylbenzene	ND	4	µg/m3	"	"	"	"	
1,3,5-Trimethylbenzene	ND	4	µg/m3	"	"	"	"	
Vinyl chloride	ND	4	µg/m3	"	"	"	"	
m,p-Xylene	ND	8	µg/m3	"	"	"	"	
o-Xylene	ND	4	µg/m3	"	"	"	"	
Methyl-tert-butylether	ND	20	µg/m3	"	"	"	"	
Ethyl-tert-butylether	ND	20	µg/m3	"	"	"	"	
Di-isopropylether	ND	20	µg/m3	"	"	"	"	
tert-amylmethylether	ND	20	µg/m3	"	"	"	"	
tert-Butylalcohol	ND	200	µg/m3	"	"	"	"	
n-Hexane (LCC)	ND	40	µg/m3	"	"	"	"	
n-Pentane (LCC)	ND	40	µg/m3	"	"	"	"	
Acetone (LCC)	ND	40	µg/m3	"	"	"	"	

Surrogate: Toluene-d8	*92.59 %*	*60 - 140*
Surrogate: Dibromofluoromethane	*103.83 %*	*60 - 140*
Surrogate: 4-Bromofluorobenzene	*97.17 %*	*60 - 140*

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Colby Wakeman
Lab Director

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JONES ENVIRONMENTAL, INC.

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Stantec Consulting	Project: Phase I/II ESA	
735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 10:36

Fixed Gases by ASTM D1946 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2403537 - ASTM D1946										
LCS 1										
Carbon Dioxide	7.70	0.0750	%	7.5		103	80 - 120			
Oxygen	10.4	0.100	%	10		104	80 - 120			
Nitrogen	25.1	0.242	%	24.25		104	80 - 120			
Methane	1.99	0.0225	%	2.25		88	80 - 120			
Carbon Monoxide	3.68	0.0350	%	3.5		105	80 - 120			
LCSD 1										
Carbon Dioxide	7.80	0.0750	%	7.5		104	80 - 120	1.29	120	
Oxygen	10.4	0.100	%	10		104	80 - 120	0.10	120	
Nitrogen	25.1	0.242	%	24.25		104	80 - 120	0.00	120	
Methane	1.92	0.0225	%	2.25		85	80 - 120	3.58	120	
Carbon Monoxide	3.69	0.0350	%	3.5		105	80 - 120	0.27	120	
Method Blank 1										
Carbon Dioxide	ND	0.0750	%							
Oxygen	19.8	0.100	%							
Nitrogen	80.3	0.242	%							
Methane	ND	0.0225	%							
Carbon Monoxide	ND	0.0350	%							

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SANTA FE SPRINGS, CA 90670
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Stantec Consulting	Project: Phase I/II ESA	
735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 10:36

Volatile Organic Compounds by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2403522 - EPA 8260										
CCV 1										
Benzene	10	4	%	10		98	80 - 120		120	
Chlorobenzene	10	4	%	10		103	80 - 120		120	
1,1-Dichloroethene	11	4	%	10		113	80 - 120		120	
cis-1,2-Dichloroethene	10	4	%	10		101	80 - 120		120	
Ethylbenzene	9	4	%	10		93	80 - 120		120	
Tetrachloroethene	10	4	%	10		104	80 - 120		120	
Toluene	10	4	%	10		101	80 - 120		120	
1,1,1-Trichloroethane	10	4	%	10		103	80 - 120		120	
Trichloroethene	10	4	%	10		105	80 - 120		120	
1,2,4-Trimethylbenzene	9	4	%	10		93	80 - 120		120	
Vinyl chloride	10	4	%	10		99	80 - 120		120	
LCS 1										
Benzene	2.74	4	%	2.5		110	70 - 130			
Chlorobenzene	2.77	4	%	2.5		111	70 - 130			
1,1-Dichloroethene	3.24	4	%	2.5		130	60 - 140			
cis-1,2-Dichloroethene	2.88	4	%	2.5		115	70 - 130			
Ethylbenzene	2.23	4	%	2.5		89	70 - 130			
Tetrachloroethene	2.97	4	%	2.5		119	70 - 130			
Toluene	2.82	4	%	2.5		113	70 - 130			
1,1,1-Trichloroethane	2.85	4	%	2.5		114	70 - 130			
Trichloroethene	3.12	4	%	2.5		125	70 - 130			
1,2,4-Trimethylbenzene	2.09	4	%	2.5		84	70 - 130			
Vinyl chloride	3.14	4	%	2.5		126	60 - 140			
Surrogate: Toluene-d8		*97.82 %*	*60 - 140*							
Surrogate: Dibromofluoromethane		*103.61 %*	*60 - 140*							
Surrogate: 4-Bromofluorobenzene		*103.04 %*	*60 - 140*							
LCSD 1										
Benzene	2.99	4	%	2.5		120	70 - 130	8.69	130	
Chlorobenzene	3.00	4	%	2.5		120	70 - 130	7.92	130	
1,1-Dichloroethene	3.44	4	%	2.5		138	60 - 140	6.16	140	
cis-1,2-Dichloroethene	2.90	4	%	2.5		116	70 - 130	0.86	130	
Ethylbenzene	2.49	4	%	2.5		100	70 - 130	10.90	130	
Tetrachloroethene	2.93	4	%	2.5		117	70 - 130	1.59	130	
Toluene	2.89	4	%	2.5		115	70 - 130	2.17	130	
1,1,1-Trichloroethane	2.99	4	%	2.5		120	70 - 130	4.65	130	
Trichloroethene	3.20	4	%	2.5		128	70 - 130	2.37	130	

Jones Environmental, Inc.



Colby Wakeman
Lab Director

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JONES ENVIRONMENTAL, INC.

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SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
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Stantec Consulting	Project: Phase I/II ESA	
735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 10:36

Volatile Organic Compounds by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2403522 - EPA 8260										
LCSD 1										
1,2,4-Trimethylbenzene	2.21	4	%	2.5		88	70 - 130	5.62	130	
Vinyl chloride	3.20	4	%	2.5		128	60 - 140	1.85	140	
Surrogate: Toluene-d8		*97.05 %*	*60 - 140*							
Surrogate: Dibromofluoromethane		*103.62 %*	*60 - 140*							
Surrogate: 4-Bromofluorobenzene		*102.76 %*	*60 - 140*							
Method Blank 1										
Benzene	ND	4	µg/m3							
Bromodichloromethane	ND	4	µg/m3							
Bromoform	ND	4	µg/m3							
n-Butylbenzene	ND	6	µg/m3							
sec-Butylbenzene	ND	6	µg/m3							
tert-Butylbenzene	ND	6	µg/m3							
Carbon tetrachloride	ND	4	µg/m3							
Chlorobenzene	ND	4	µg/m3							
Chloroform	ND	4	µg/m3							
Dibromochloromethane	ND	4	µg/m3							
1,2-Dibromoethane (EDB)	ND	4	µg/m3							
1,2-Dichlorobenzene	ND	8	µg/m3							
1,3-Dichlorobenzene	ND	8	µg/m3							
1,4-Dichlorobenzene	ND	8	µg/m3							
Freon 12	ND	8	µg/m3							
Freon 11	ND	8	µg/m3							
Freon 113	ND	8	µg/m3							
1,1-Dichloroethane	ND	4	µg/m3							
1,2-Dichloroethane	ND	4	µg/m3							
1,1-Dichloroethene	ND	4	µg/m3							
cis-1,2-Dichloroethene	ND	4	µg/m3							
trans-1,2-Dichloroethene	ND	4	µg/m3							
Ethylbenzene	ND	4	µg/m3							
Isopropylbenzene	ND	4	µg/m3							
4-Isopropyltoluene	ND	4	µg/m3							
Methylene chloride	ND	4	µg/m3							
Naphthalene	ND	20	µg/m3							
n-Propylbenzene	ND	4	µg/m3							
Styrene	ND	4	µg/m3							
1,1,1,2-Tetrachloroethane	ND	4	µg/m3							

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Colby Wakeman
Lab Director

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SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
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Stantec Consulting	Project: Phase I/II ESA	
735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 10:36

Volatile Organic Compounds by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2403522 - EPA 8260										
Method Blank 1										
1,1,2,2-Tetrachloroethane	ND	8	µg/m3							
Tetrachloroethene	ND	4	µg/m3							
Toluene	ND	4	µg/m3							
1,1,1-Trichloroethane	ND	4	µg/m3							
1,1,2-Trichloroethane	ND	4	µg/m3							
Trichloroethene	ND	4	µg/m3							
1,2,4-Trimethylbenzene	ND	4	µg/m3							
1,3,5-Trimethylbenzene	ND	4	µg/m3							
Vinyl chloride	ND	4	µg/m3							
m,p-Xylene	ND	8	µg/m3							
o-Xylene	ND	4	µg/m3							
Methyl-tert-butylether	ND	20	µg/m3							
Ethyl-tert-butylether	ND	20	µg/m3							
Di-isopropylether	ND	20	µg/m3							
tert-amylmethylether	ND	20	µg/m3							
tert-Butylalcohol	ND	200	µg/m3							
n-Hexane (LCC)	ND	40	µg/m3							
n-Pentane (LCC)	ND	40	µg/m3							
Acetone (LCC)	ND	40	µg/m3							
Surrogate: Toluene-d8		*94.76 %*	*60 - 140*							
Surrogate: Dibromofluoromethane		*104.72 %*	*60 - 140*							
Surrogate: 4-Bromofluorobenzene		*99.59 %*	*60 - 140*							
Sample Blank 1										
Benzene	ND	4	µg/m3							
Bromodichloromethane	ND	4	µg/m3							
Bromoform	ND	4	µg/m3							
n-Butylbenzene	ND	6	µg/m3							
sec-Butylbenzene	ND	6	µg/m3							
tert-Butylbenzene	ND	6	µg/m3							
Carbon tetrachloride	ND	4	µg/m3							
Chlorobenzene	ND	4	µg/m3							
Chloroform	ND	4	µg/m3							
Dibromochloromethane	ND	4	µg/m3							
1,2-Dibromoethane (EDB)	ND	4	µg/m3							
1,2-Dichlorobenzene	ND	8	µg/m3							
1,3-Dichlorobenzene	ND	8	µg/m3							

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Colby Wakeman
Lab Director

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JONES ENVIRONMENTAL, INC.

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SANTA FE SPRINGS, CA 90670
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562-646-1611 FAX

Stantec Consulting	Project: Phase I/II ESA	
735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 10:36

Volatile Organic Compounds by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2403522 - EPA 8260										
Sample Blank 1										
1,4-Dichlorobenzene	ND	8	µg/m3							
Freon 12	ND	8	µg/m3							
Freon 11	ND	8	µg/m3							
Freon 113	ND	8	µg/m3							
1,1-Dichloroethane	ND	4	µg/m3							
1,2-Dichloroethane	ND	4	µg/m3							
1,1-Dichloroethene	ND	4	µg/m3							
cis-1,2-Dichloroethene	ND	4	µg/m3							
trans-1,2-Dichloroethene	ND	4	µg/m3							
Ethylbenzene	ND	4	µg/m3							
Isopropylbenzene	ND	4	µg/m3							
4-Isopropyltoluene	ND	4	µg/m3							
Methylene chloride	ND	4	µg/m3							
Naphthalene	ND	20	µg/m3							
n-Propylbenzene	ND	4	µg/m3							
Styrene	ND	4	µg/m3							
1,1,1,2-Tetrachloroethane	ND	4	µg/m3							
1,1,2,2-Tetrachloroethane	ND	8	µg/m3							
Tetrachloroethene	ND	4	µg/m3							
Toluene	ND	4	µg/m3							
1,1,1-Trichloroethane	ND	4	µg/m3							
1,1,2-Trichloroethane	ND	4	µg/m3							
Trichloroethene	ND	4	µg/m3							
1,2,4-Trimethylbenzene	ND	4	µg/m3							
1,3,5-Trimethylbenzene	ND	4	µg/m3							
Vinyl chloride	ND	4	µg/m3							
m,p-Xylene	ND	8	µg/m3							
o-Xylene	ND	4	µg/m3							
Methyl-tert-butylether	ND	20	µg/m3							
Ethyl-tert-butylether	ND	20	µg/m3							
Di-isopropylether	ND	20	µg/m3							
tert-amylmethylether	ND	20	µg/m3							
tert-Butylalcohol	ND	200	µg/m3							
n-Hexane (LCC)	ND	40	µg/m3							
n-Pentane (LCC)	ND	40	µg/m3							
Acetone (LCC)	ND	40	µg/m3							

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Colby Wakeman
Lab Director

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SANTA FE SPRINGS, CA 90670
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Stantec Consulting	Project: Phase I/II ESA	
735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 10:36

Volatile Organic Compounds by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2403522 - EPA 8260										
Sample Blank 1										
Surrogate: Toluene-d8		*95.10 %*	*60 - 140*							
Surrogate: Dibromofluoromethane		*107.38 %*	*60 - 140*							
Surrogate: 4-Bromofluorobenzene		*99.20 %*	*60 - 140*							

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Lab Director

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Stantec Consulting	Project: Phase I/II ESA	
735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 10:36

Notes and Definitions

ND	Analyte NOT DETECTED at or above the reporting limit
RPD	Relative Percent Difference
E	Estimated Concentration; concentration exceeds calibration ra
LCC	Leak Check Compound
MDL	Compound Reported to Method Detection Limit
1	Recovery outside of acceptable limits. LCS/LCSD recoveries and %RSD were within QC limits, therefore data was accepted.
SMSR	Sample matrix prevented adequate surrogate recovery.
J	Value less then PQL but greater than MDL.
HHSR	High hydrocarbon concentration in this sample prevented adequate surrogate recovery.
HHSR	High hydrocarbon concentration in this sample prevented adequate surrogate recovery.
F	Sample was filtered in the lab before extraction.
HHTAR	High hydrocarbon concentration prevented in-range recovery of target analytes.
IHRPD	Target analyte recoveries were outside of range but accepted due to passing RPDs
AROL	Target analyte recovery exceeded recovery range but was accepted due to ND of that analyte in MB and sample(s).
ISO-H	Isomers could not be sufficiently chromatographically resolved according to method requirements due to hydrocarbon interference or other matrix effects. The isomers' reported individual concentrations were each calculated as the average of each of the individual isomers' concentrations.
2	Recovery outside of acceptable limits for either LCS or LCSD. CCV and LCS or LCSD recoveries were within limits; therefore data was accepted.
3	RPD outside of acceptable limits. Target analyte recoveries were within QC limits; therefore, data was accepted.
4	LCS and/or LCSD recoveries exceeded acceptability ranges. Target analyte recoveries were accepted due to passing CCV, in-range LCS/LCSD RPDs, and a clean MB in which all target analytes were < RL.

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Login Report

Customer Name: Stantec Consulting
Purchase Order:
Project ID: Phase I/II ESA
Comment:

Order ID: J240814
Order Date: 3/27/2024

Sample #: J240814-001 **Customer Sample #:** SVB-1 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	03/27/24	7:49 AM
Quantity:	1	**Matrix:**	Soil Gas	**Date Received:**	03/27/24	9:40 AM

Comment:

Test	Test Group	Method	Due Date	Priority
Fixed Gases		ASTM D1946	4/4/2024	
Low Level		8260B	4/4/2024	

Sample #: J240814-002 **Customer Sample #:** SVB-2 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	03/27/24	8:04 AM
Quantity:	1	**Matrix:**	Soil Gas	**Date Received:**	03/27/24	9:40 AM

Comment:

Test	Test Group	Method	Due Date	Priority
Fixed Gases		ASTM D1946	4/4/2024	
Low Level		8260B	4/4/2024	

Sample #: J240814-003 **Customer Sample #:** SVB-3 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	03/27/24	8:22 AM
Quantity:	1	**Matrix:**	Soil Gas	**Date Received:**	03/27/24	9:40 AM

Comment:

Test	Test Group	Method	Due Date	Priority
Fixed Gases		ASTM D1946	4/4/2024	
Low Level		8260B	4/4/2024	

Customer Name: Stantec Consulting **Order ID:** J240814

Purchase Order: **Order Date:** 3/27/2024

Project ID: Phase I/II ESA

Comment:

SAMPLE CONDITION RECORD

1. Are the samples within correct temperature criteria? (0 - 6°C)	N/A
2. If not within temp. criteria, were samples received on ice?	N/A
3. If not within temp. criteria, were samples received chilled on same day of sampling?	N/A
4. Is the Chain of Custody (COC) received filled out completely?	Yes
5. Does the total number of containers received match COC?	Yes
6. Are the sample container label(s) consistent with COC?	Yes
7. Are the sample container(s) intact and in good condition?	Yes
8. Were the proper containers & sufficient volume for analyses requested on COC?	Yes
9. Was the proper preservative indicated on COC/container for analyses requested?	N/A
10. Are the containers for volatile analysis free of headspace? (EPA 8260 water)	N/A
EDF Requested	No

JONES ENVIRONMENTAL, INC.
11007 Forest Pl.
Santa Fe Springs, CA 90670
(714) 449-9937
Fax (714) 449-9685
www.jonesenv.com

Air Chain-of-Custody Record

Lab Use Only
Jones Project # J240814
Page 1 of 1

Client: Stantec Consulting Services Inc.
Client Address: 735 E. Carnegie Dr. Ste 280 San Bernardino, CA 92408
Project Name: Phase I/II ESA
Project Address: 8312 Grapewine St. Corona, CA 92880
Report To: Alicia Jansen
Email/Phone: 909-654-8342
Sampler: Stephanie Salas

Date: 3/27/24
Client Project #: 185806478

Purge Rate: 200 cc/min
Shut In Test: (Y) / N

Turn Around Requested
- ☐ Immediate Attention - 200%
- ☐ Rush 24 Hours - 100%
- ☐ Rush 48 Hours - 50%
- ☐ Rush 72 Hours - 25%
- ☐ Rush 96 Hours - 10%
- ☒ Normal - No Surcharge

Summa Canister Size
- ☒ 1L ☐ 6L

Tracer
- ☒ n-pentane
- ☒ n-hexane
- ☐ n-heptane
- ☐ Helium
- ☐ 1,1-DFA
- ☒ Acetone

Report Options
EDD ____
EDF* - 10% Surcharge____
*Global ID _____

Gasoline Range Organics
- ☐ Yes ☒ No

Units Requested
- ☒ ug/m3 ☐ ug/L ☐ ppmV

Analysis Requested

Sample ID	Date Collected	Purge Number	Purge Volume	Laboratory Sample ID	Canister ID	Canister Start Pressure	Canister End Pressure	Flow Rate (cc/min)	Sampling Start Time	Sampling End Time	~~TO15~~ Fixed Gases	8260B LOW LEVEL	Magnehelic Reading (in/H_2O)	Number of Containers
SVB-1	3/27	3	1630	-001	01800	-30	-5	200	743	749	X	X	<2	
SVB-2	3/27	3	1630	-002	01505	-28	-4	200	759	804	X	X	10	
SVB-3	3/27	3	1630	-003	01749	-30	-5	200	817	822	X	X	<2	

Relinquished By (Signature)	Date	Recieved By (Signature)	Date
Alex Im	3-27-24		3/27/24
Company: Stantec	Time: 830	Company: JEL	Time: 830
Relinquished By (Signature)	Date: 3/27/24	Recieved By Laboratory (Signature): Sarah MV	Date: 3/27/24
Company: JEL	Time: 940	Company: JEL	Time: 0940

The delivery of samples and the signature on this Chain of Custody form constitutes authorization to perform the analyses specificied above under the Terms and Conditions.

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:130-070-021, 130-070-015, 130-080-004

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 _____, 2025 (the "**Effective Date**") by and among the City of Eastvale, a California municipal corporation ("**City**"), _____, a _____ ("**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 8.3 acres, located at 8312 Grapewin Street and 8330 Archibald Avenue in the City of Eastvale, known as Riverside County Assessor's Parcel Nos. 130-070-021, 130-070-015, and 130-080-004 and more particularly described in Exhibit A attached hereto (the "**Property"**).

B. Developer intends to construct a seventy-six (76) unit residential development (the "**Project"**) on the Property in accordance with City of Eastvale City Council Resolution No. _____ adopted on _____, 2025, 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 four (4) 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.

"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 established and amended from time to time pursuant to Section 8 of the United States Housing Act of 1937 and published by the California Department of Housing and Community Development in the California Code of Regulations.

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 four (4) three-bedroom units and shall be restricted for sale at Affordable Sales Prices to Eligible Purchasers that qualify as Very Low Income Households. 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 against the Property in the Official Records promptly following its execution by all Parties, and as a condition precedent to the recordation of a final subdivision map for the Property. This Agreement shall remain effective and fully binding regardless of any sale, assignment, transfer, or conveyance of the Property or the Project or any part thereof or interest therein, and shall remain in effect until all Restricted Units have been sold at Affordable Sales Prices to Eligible Households in accordance with this Agreement.

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 Property or the Project. If at the time this Agreement is recorded, any interest, lien, or encumbrance has been recorded against 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 Property 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 Property or any part thereof or interest therein. So long as this Agreement remains of record, any conveyance of the Property 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 all Restricted Units, this Agreement shall terminate, 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, 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:

_____,
a _____

_____
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:

PARCEL 1:

THAT PORTION OF LOT "O" OF FULLER RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 16 PAGE(S) 94 TO 97 INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, AND POINT ALSO BEING THE SOUTHEAST CORNER OF LOT "M" OF SAID FULLER RANCHO;
THENCE SOUTH 0° 09' 19" EAST, 623.4 FEET;
THENCE SOUTH 40° 45' WEST, 974.3 FEET;
THENCE SOUTH 36° 15' WEST, 772.8 FEET;
THENCE NORTH 89° 34' WEST, 192.9 FEET TO A POINT ON THE EAST LINE OF ARCHIBALD AVENUE;
THENCE SOUTH 0° 02' EAST, ALONG SAID EAST LINE OF ARCHIBALD AVENUE 225 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 89° 34' EAST 723.58 FEET;
THENCE SOUTH 0° 58' WEST, 144.9 FEET;
THENCE SOUTH 23° 59' WEST, 87.55 FEET;
THENCE NORTH 89° 34' WEST, 685.25 FEET TO A POINT ON SAID EASE LINE OF ARCHIBALD AVENUE;
THENCE NORTH 0° 02' WEST, ALONG SAID EAST LINE OF ARCHIBALD AVENUE 225 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE WESTERLY 450 FEET THEREOF, THE EASTERLY LINE OF SAID LOT 450 FEET BEING PARALLEL WITH THE EAST LINE OF ARCHIBALD AVENUE.

PARCEL 2:

THAT PORTION OF LOT "O" OF FULLER RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 16 PAGE(S) 94 TO 97, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 7 WEST,

SAN BARNARDINO BASE AND MERIDIAN, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT “M” OF SIAD FULLER RANCHO;
THENCE SOUTH 0° 09’ 19” EAST, 623.4 FEET;
THENCE SOUTH 40° 45’ WEST 979.3 FEET;
THENCE SOUTH 36° 15’WEST, 772.8 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89° 34’ EAST, 545.84 FEET;
THENCE SOUTH 3° 51’ WEST, 225.4 FEET;
THENCE NORTH 89° 34; WEST, 723.58 FEET TO A POINT ON THE EAST LINE OF ARCHIBALD AVENUE;
THENCE NORTH 0° 02’ WEST, ALONG SAID EAST LINE OF ARCHIBALD AVENUE, 225 FEET;
THENCE SOUTH 89° 34’ EAST, 192.9 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION AS CONVEYED TO THE COUNTY OF RIVERSIDE BE DEED RECORDED JUNE 15, 1965 AS INSTRUMENT NO. 69094 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCELS 1 AND 2 ABOVE ARE ALSO SHOWN AS POTIONS OF LOTS 13 AND 14 OF ASSESSORS MAP NO. 62.

A.P.N. 130-070-021

PARCEL 3:

THAT PORTION OF LOT “O” OF FULLER RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 16 PAGE(S) 94 TP 97, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN; SAID POINT BEING THE SOUTHEAST CORNER OF LOT “M” OF SAID FULLER RANCHO:
THENCE SOUTH 0° 09’ 19” EAST, 623.4 FEET; THENCE SOUTH 40° 45’ WEST 979.3 FEET; THENCE SOUTH 36° 15’ WEST, 432.9 FEET; THENCE CONTINUING SOUTH 36° 15 WEST, 339.9 FEET; THENCE NORTH 89° 34’ WEST, 192.94 FEET TO A POINT ON THE EASTERLY LINE OF ARCHIBALD AVENUE;
THENCE SOUTH 0° 02’ EAST ON THE EASTERLY LINE OF ARCHIBALD AVENUE, 514 FEET TO THE TURE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89° 34’ EAST, 616.92 FEET; THENCE NORTH 47° 26’ EAST 93.84 FEET TO THE SOUTHEASTERLY CORNER OF THE LAND CONVEYED TO MILLER A. CRANE AND WIFE BY DEED RECORDED JANUARY 3, 1939; THENCE NORTH 89° 34’ WEST, 235.25 FEET; THENCE NORTH 0° 02’ WEST, 225.00 FEET’ THENCE SOUTH 89° 34’ WEST, 450.00 FEET TO THE EASTERLY LINE OF ARCHIBALD AVENUE; THENCE SOUTH 0° 02’ EAST, ALONG SAID EASTERLY LINE OF ARCHIBALD AVENUE, 289.00 FEET TO THE TRUE POINT OF BEGINNING.

Exhibit B

SITE PLAN

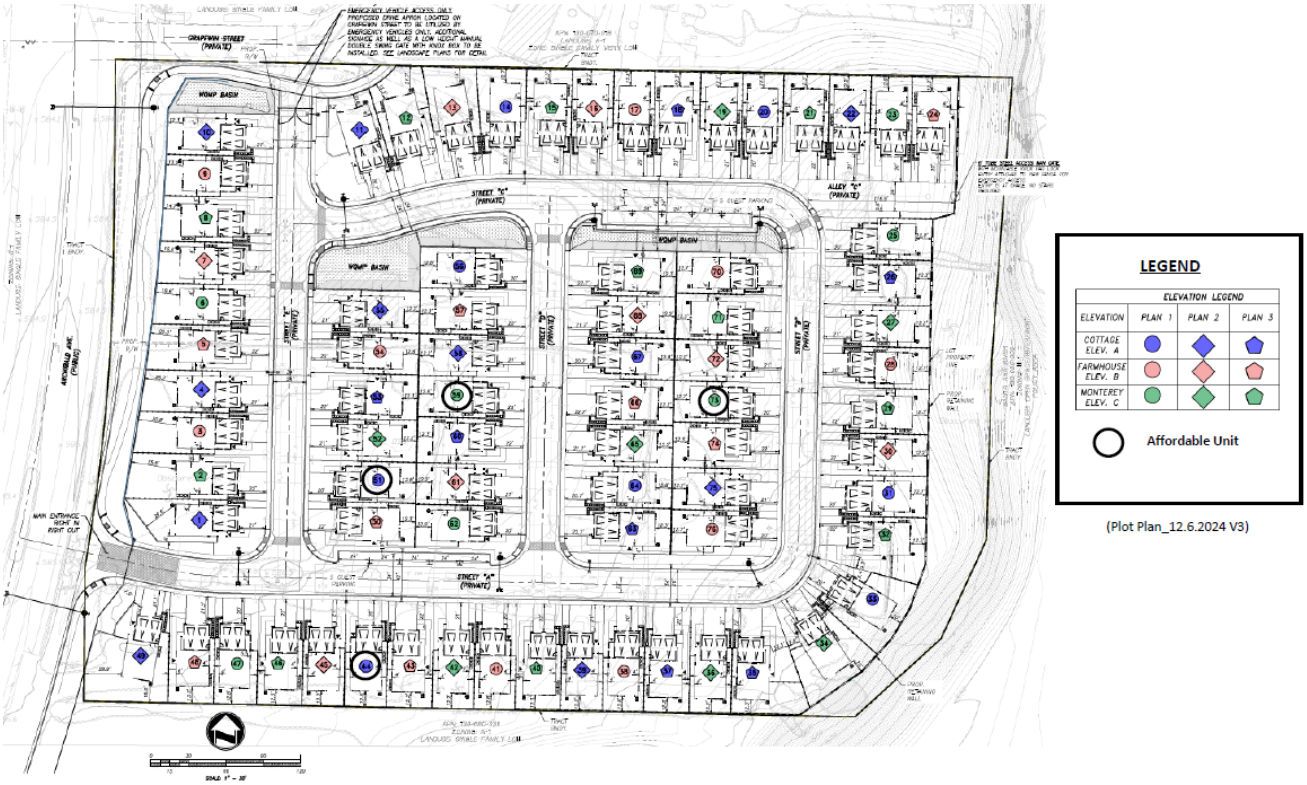


Exhibit C

RESTRICTED UNIT SALE PRICES

	Affordable Sales Price Very Low Income Households Fiscal Year 2024 - 2025
3-Bedroom	**$103,000.00**

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 change.

RECORDING REQUESTED BY AND WHEN RECORDED, MAIL TO:

City of Eastvale
City Clerk
12363 Limonite Avenue, Suite 910
Eastvale, CA 91752

No fee for recording pursuant to
Government Code Section 27383

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN:_____

AFFORDABLE HOUSING RESALE AND REFINANCING RESTRICTION AGREEMENT WITH EQUITY SHARING AND OPTION TO PURCHASE

This Affordable Housing Resale and Refinancing Restriction Agreement with Equity Sharing and Option to Purchase (this "**Agreement**") is entered into as of _____, 20__, by and between the City of Eastvale, a municipal corporation ("**City**") and _____ and [list name(s) of homebuyer(s)] (collectively, "**Owner**"). City and Owner are collectively referred to herein as the "**Parties**."

RECITALS

A. Owner is the owner of, or has the right to purchase, the real property located at _____ Street in the City of Eastvale, California, known as Riverside County Assessor's Parcel No. _____, and more particularly described in Exhibit A attached hereto (the "**Property**").

B. Pursuant to California Government Code Section 65915 *et seq.* (the "**Density Bonus Statute**") a density bonus was approved for the development within which the Property is located (the "**Development").**

C. Pursuant to the Density Bonus Statute and the Affordable Housing Regulatory Agreement executed by and between the City and the developer of the Development and recorded in the Official Records on _____, 20__ as Instrument No. _____, the Property is being sold to Owner at an affordable below-market price, and Owner is required to enter into and record this Agreement in the Official Records for the benefit of City.

D. In accordance with the Density Bonus Statute, this Agreement places initial occupancy restrictions on the Property and requires Owner to pay a proportionate share of appreciation to City upon sale of the Property during the Term. Owner's payment obligations are evidenced by a Excess Proceeds Promissory Note executed by Owner for the benefit of City, and Owner's obligations under the Excess Proceeds Note and this Agreement are secured by a

deed of trust recorded in the Official Records for the benefit of City substantially concurrently with the recordation of this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the benefits received by the Owner and the City hereunder, the Owner and the City agree as follows:

0.1 Basic Terms.

Transaction Type:	x	Original Purchase		Resale		Other Permitted Transfer	
Owner Name(s):							
Vesting							
Initial Market Value							
Initial Purchase Price							
Initial Subsidy Amount	Initial Market Value minus Initial Purchase Price: $ Down payment/mortgage assistance: $_____ Total Initial Subsidy: $_____						
Bedroom Count							
Assumed Household Size							
Income Category Info	[Year] [Income Category Name] [Income Category Limit Dollar Amount]						

1. Incorporation of Recitals; Definitions; Exhibits.

1.1 Incorporation of Recitals; Acknowledgement. The Parties acknowledge the truth of the foregoing Recitals which are hereby incorporated into this Agreement, and acknowledge the accuracy of the terms listed in Section 0.1 above.

1.2 Definitions. The following terms shall have the meanings set forth in this Section wherever used in this Agreement or the attached exhibits.

"**Administrator**" means the person or entity appointed or engaged by City to administer this Agreement.

"Affordable Housing Cost" is defined in California Health & Safety Code Section 50052.5.

"Affordable Rent" is defined in California Health and Safety Code Section 50053.

"**Appreciation Amount"** means the difference between (a) the resale price of the Property (or, if applicable, the fair market value of the Property at the time of any Prohibited Transfer if the Property is not sold, or the sale price of the Property at any foreclosure sale), and (b) the Initial Market Value, minus the appraised value of any Eligible Capital Improvements.

"Area Median Income" or **"AMI"** means the area median income for Riverside County, California, adjusted for actual household size, as determined by the United States Department of Housing and Urban Development ("HUD") and as published from time to time by the State of California Department of Housing and Community Development ("HCD") 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).

"Assumed Household Size" means a household of one person for a studio unit, two persons for a one-bedroom unit, three persons for a two-bedroom unit, and one additional person for each additional bedroom. The Property has _____ bedrooms, and therefore, the Assumed Household Size is a household of _____ persons.

"**Authorized ECI Appraisal**" means an appraisal of Eligible Capital Improvements prepared by a certified Member Appraisal Institute (MAI) or other qualified real estate appraiser approved in advance by the City.

"Business Days" excludes Saturdays, Sundays, and State and federal holidays on which City of Eastvale offices are closed. Any reference in this Agreement to a number of "days" means calendar days unless "Business Days" is specified.

"City" means the City of Eastvale, a municipal corporation.

"City's Authorized Representative" means the City Manager of the City of Eastvale.

"City Council" means the City Council of the City of Eastvale.

"City Deed of Trust" is defined in Section 2.

"**City's Equity Share Percentage**" means the percentage equal to the Initial Subsidy divided by the Initial Market Value. The Parties agree that the City's Equity Share Percentage is _____ percent (____%).

"City's Share of Appreciation" means the amount calculated by multiplying the City's Equity Share Percentage by the Appreciation Amount.

"**Density Bonus Statute**" means California Government Code Section 65915 *et seq.*

"**Eligible Capital Improvements**" is defined in Section 11.

"Eligible Household" means a person or family that qualifies as [Moderate Income][Lower Income] [Very Low-Income].

"Excess Proceeds Note" is defined in Section 2.

"Excess Rental Proceeds" is defined in Section 5.3.

"**First Lender**" means _____ Bank.

"First Lender Deed of Trust" means the deed of trust to be recorded against the Property executed by Owner as trustor for the benefit of First Lender to secure repayment of the First Lender Loan.

"First Lender Loan" means the purchase money mortgage in the amount of _____ Dollars ($_____) provided or to be provided by First Lender to Owner in connection with Owner's acquisition of the Property.

"**Initial Market Value**" means the fair market value of the Property at the time of Owner's acquisition of the Property. The Parties agree that the Initial Market Value of the Property is _____ Dollars ($_____).

"**Initial Purchase Price**" means _____ Dollars ($_____) which is the below market-rate purchase price that Owner paid or will pay to acquire the Property. In accordance with the Density Bonus Statute, the Initial Purchase Price was set at a price resulting in Affordable Housing Cost.

"**Initial Subsidy**" means the amount equal to the Initial Market Value minus the Initial Purchase Price plus the amount of any down payment assistance or mortgage assistance provided to Owner by the City. The Parties agree that the Initial Subsidy is equal to _____ Dollars ($_____).

"Lower Income Household" is defined in California Health & Safety Code Section 50079.5.

"Moderate Income Household" is defined in California Health & Safety Code Section 50093.

"Official Records" means the Official Records of the Riverside County Recorder.

"**Owner's Notice of Intent to Transfer**" means the notice to be delivered to the City pursuant to Section 8 when the Owner intends to Transfer the Property.

"Prohibited Transfer" is defined in Section 7.

"Property" is defined in Recital A.

"**Purchase Option**" means the option to purchase granted by the Owner, as optionor, to the City, as optionee, pursuant to Section 6.1 of this Agreement.

"Transfer" is defined in Section 7.

"Very Low-Income Household" is defined in California Health & Safety Code Section 50105.

1.3 Exhibits. The following exhibits are attached to this Agreement and incorporated herein by this reference.

Exhibit A: Legal Description of the Property
Exhibit B: Form of Owner Occupancy Certification
Exhibit C: Form of Owner's Notice of Intent to Transfer
Exhibit D: Form of Transferee's Acknowledgement of Resale Restriction Agreement
Exhibit E: Form of Request for Approval of Capital Improvements
Exhibit F: Form of Owner Request for Subordination to Refinance First Lender Loan
Exhibit G: Form of Excess Proceeds Note
Exhibit H: Form of City Deed of Trust

2. The Property. The Property that is the subject of this Agreement has a street address of _____ Street, Eastvale, California _____, and its legal description is set forth in Exhibit A attached hereto. Owner is the owner of, or intends to purchase the Property. In connection with Owner's acquisition of the Property, Owner shall execute and deliver to City an Excess Proceeds Note substantially in the form attached hereto as Exhibit G ("**Excess Proceeds Note")** and a Deed of Trust substantially in the form attached hereto as Exhibit H (**"City Deed of Trust"**) which shall be recorded in the Official Records substantially concurrently with the recordation of this Agreement.

3. Owner Certifications, Representations and Warranties; Cooperation. Owner represents, warrants, and certifies to the City that (a) the financial and other information provided by Owner for the purpose of qualifying to purchase the Property was true, correct and complete at the time it was given and remains true and correct as of the date of this Agreement, and (b) Owner will occupy the Property as Owner's principal residence. Owner understands that any material misstatement or misrepresentation shall be a material breach of this Agreement and shall be grounds for declaring a default enabling the City to exercise the Purchase Option or pursue other remedies. Owner agrees that it shall comply with this Agreement and shall fully cooperate with the City and the Administrator in promptly providing all information reasonably requested by City or Administrator to verify and monitor compliance with this Agreement, including without limitation, the owner-occupancy requirements set forth in Section 4.1, and the restrictions applicable to resale, transfer, and refinancing of the Property.

4. Owner Occupancy, Maintenance, and Insurance Requirements.

4.1 Owner Occupancy. Owner certifies and warrants that Owner will occupy, use, and maintain the Property as the Owner's principal place of residence. Owner shall be considered as occupying the Property if the Owner is living in the unit for at least ten (10) months out of each calendar year unless the City has approved the rental of the Property pursuant to Section 5 below. On or before February 1 of each year, Owner shall provide a written certification to the City, in the form shown in Exhibit B, together with supporting documentation acceptable to City (including utility bills, mortgage statements, proof of insurance, and evidence that the Property qualifies for the homeowner's exemption from property taxes, as described in Exhibit B) that Owner is occupying the Property as Owner's principal place of residence and that Owner is not renting the Property to another party. It is the responsibility of Owner to

submit the annual written certification and supporting documentation to the City to show that the Owner is in compliance with this Section 4.1, and the failure to do so is a default under this Agreement.

4.2 Maintenance. Owner shall maintain the Property including the landscaping in good repair, in a neat, clean and orderly condition, and in accordance with all applicable laws, rules, ordinances, orders and regulations of all federal, state, county, municipal and other governmental agencies and bodies having jurisdiction and all of their respective departments, bureaus, and officials. Owner will not commit waste or permit deterioration of the Property, and shall make all repairs and replacements necessary to keep the Property in good condition and repair.

4.3 Insurance. Owner shall maintain a standard all risk property insurance policy equal to the replacement value of the Property (confirmed annually using City's designated valuation method), naming the City as an additional insured. The Owner shall provide the City with evidence of required insurance coverage upon City's request. The insurance policy must be issued by a company authorized to issue insurance in the State of California, and with a rating issued by A.M. Best's or other major rating agency such as Moody's, Standard & Poor's, or Fitch.

5. Prohibition on Renting or Leasing.

5.1 Prohibition on Renting or Leasing. Owner shall not rent or lease the Property to another party unless the City has provided written approval and such rental or lease is in compliance with this Section 5. In addition, Owner shall not rent or enter into any contract to allow the use of all or any portion of the Property as a short term rental, such as through any "shared economy" online forums or services such as Craigslist, VRBO, Airbnb or any similar program or company.

5.2 Conditions for Lease or Rental of Property. Owner may request the City's approval to rent or lease the Property, which approval shall not be unreasonably denied, if all of the following conditions are met: (i) Owner demonstrates to the City's reasonable satisfaction that Owner will incur substantial hardship if Owner is not permitted to rent or lease the Property to a third party; (ii) Owner delivers to City a copy of the proposed rental agreement or lease, (ii) the term of the rental or lease is not greater than twelve (12) months and cannot be extended without City approval; (iv) the proposed tenant qualifies as an Eligible Household, as determined by the City; (v) the rent for the Property does not exceed Affordable Rent, and (vi) the lease or rental agreement requires the tenant to maintain the Property and surrounding property in good condition and prohibits subleasing.

5.3 Affordable Rent; Lease Agreement; Excess Rents. If City approves the rental or lease of the Property, the Affordable Rent shall be stated in the written notice of such approval. Following City's approval, the Owner shall deliver to City a fully-executed copy of the rental agreement or lease. Any rental or lease of the Property in violation of this Agreement is prohibited, shall constitute a Prohibited Transfer under Section 7 herein, and shall be a default under this Agreement. The Owner further agrees that, in the event the Owner rents or leases the

Property in violation of this Section 5, any rents paid to or for the benefit of Owner in excess of the Affordable Rent ("**Excess Rental Proceeds**") shall be due and payable to the City immediately upon Owner's receipt thereof. Owner's obligation to pay Excess Rental Proceeds to the City shall be evidenced by the Excess Proceeds Note and secured by the City Deed of Trust. City's acceptance of Excess Rental Proceeds shall not constitute City's waiver of Owner's obligation to comply with the requirements of this Section 5, nor a waiver of City's rights to pursue remedies for Owner's default under this Agreement. The City shall use the Excess Rental Proceeds for affordable housing.

6. Purchase Option.

6.1 Grant of Option; Exercise Rights. The Owner hereby grants to the City an option to purchase the Property (**"Purchase Option")** on the terms and in the manner set forth in this Agreement. The City shall have the right to exercise the Purchase Option upon the occurrence of any of the following events:

(a) Receipt from the Owner of the Owner's Notice of Intent to Transfer pursuant to Section 8 below;

(b) a notice of default or notice of sale is recorded against the Property by any lienholder;

(c) a Prohibited Transfer occurs and continues in effect beyond any applicable cure period;

(d) Owner fails to occupy the Property as Owner's principal residence in violation of the terms of this Agreement; or

(e) The occurrence of any Event of Default listed in Section 12.1 below.

6.2 Terms. The City's right to exercise the Purchase Option shall survive any Transfer of the Property by the Owner, and as long as the Purchase Option exists, any actual or attempted Prohibited Transfer shall be voidable at the election of the City. City's exercise of the Purchase Option shall be governed by the terms of this Agreement. In no event shall City become in any way liable to Owner, nor become obligated in any manner, by reason of the assignment of its right to purchase, nor shall City be in any way obligated or liable to Owner for any failure of City's assignee to consummate a purchase of the Property or to comply with the terms of any purchase and sale agreement.

(a) Option Price. If City exercises the Purchase Option, the City shall pay cash to the Owner in an amount (the "**Purchase Price**") equal to the fair market value of the Property (**"Fair Market Value"**) as determined in accordance with Section 6.2(c) below; *less* the sum of (i) the value of any liens or encumbrances that the City assumes or takes subject to; (ii) any amounts owed to the City by Owner and its successors or transferee pursuant to this Agreement, the Excess Proceeds Note, or the City Deed of Trust, including without limitation, the Initial Subsidy and City's Share of Appreciation,

or otherwise; (iii) all taxes, assessments and utility charges payable with respect to the Property for the period prior to the date the City acquires title to the Property; (iv) the amount of any payments necessary to discharge or prevent from attaching any subsequent encumbrances or liens due to obligations, defaults, or acts of the Owner, its successors or transferees; and (v) any damages to which the City is entitled under this Agreement by reason of Owner's default.

(b) Owner's Delivery of Property Information; City Exercise of Option; Closing. To exercise the Purchase Option, the City shall give Owner written notice (**"Exercise Notice"**) in accordance with Section 23.3 within sixty (60) days following City's receipt of Owner's Notice of Intent to Transfer. Provided that Owner has provided all documents set forth in Section 8 within forty-five (45) days following Owner's delivery of Owner's Notice of Intent to Transfer, closing for conveyance of the Property shall take place not later than 90 days following City's delivery of the Exercise Notice through an escrow with a title company of City's choosing. The closing date may be delayed if Owner has not delivered all documents required under Section 8. City and its agents shall have the right to inspect the Property and the improvements during the period commencing upon receipt of Owner's Notice of Intent. On the closing date for conveyance of the Property to City, Owner shall convey the Property to City by grant deed subject only to such title exceptions as City may reasonably approve. Owner shall be responsible for removal of all monetary liens and encumbrances affecting the Property unless both City and the applicable lien holder consent to City's assumption thereof. Closing costs shall be paid in accordance with the customary practice in Riverside County. Taxes and assessments shall be prorated as of the closing date. Taxes must be paid current as of the closing date and all liens must be satisfied and removed from title unless City expressly agrees otherwise in writing. Closing shall be contingent upon City's receipt of a commitment for issuance of an owner's policy of title insurance in form approved by City. City or its assignee will pay the cost of the title policy. If City elects not to exercise the Purchase Option, City shall provide written notice thereof **("City's Response Notice")** to Owner as soon as City makes such determination, but not later than sixty (60) days following City's receipt of Owner's Notice of Intent to Transfer.

(c) Determination of Fair Market Value. The determination of Fair Market Value will be made as provided in this Section 6.2(c).

(i) Negotiated Agreement. City and Owner will diligently attempt in good faith to agree on the Fair Market Value on or before the date (the "**Outside Agreement Date**") that is thirty (30) days following City's delivery of the Exercise Notice.

(ii) Appraisal. If City and Owner fail to reach agreement on or before the Outside Agreement Date, the Fair Market Value of the Property shall be appraised in its as-is condition as an affordable housing project subject to the affordability and other restrictions set forth in this Agreement. Such appraisal shall be made by a licensed appraiser who is a member of the Master Appraiser Institute. The appraiser shall be selected by the City, subject to the reasonable consent of the Owner. The cost of the

appraisal shall be paid for by the Owner. If the parties are unable to agree upon an appraiser, the Fair Market Value shall be determined by an MAI appraiser with the same qualifications as set forth in this paragraph and agreed upon by an MAI appraiser selected by the City and an MAI appraiser selected by the Owner, and the cost of such appraisal shall be paid for by the Owner.

(d) Assignment; Rights of Mortgagees. The City shall have the right to assign the Purchase Option to any other governmental entity, nonprofit organization, Eligible Household, or other third party. The City or its assignee may further assign the Purchase Option to an Eligible Household or other third party. City's exercise of the Purchase Option shall not defeat, limit or render invalid any mortgage or deed of trust permitted by this Agreement or any rights provided for in this Agreement for the protection of holders of such instruments.

7. Restrictions on Resale and Transfer of the Property Any Transfer of the Property will be subject to the provisions of this Agreement including, without limitation, the Purchase Option described in Section 6 above.

(a) Transfers. "Transfer" means any voluntary or involuntary sale, assignment or transfer of ownership or any interest in the Property, including, but not limited to, a fee simple interest, a joint tenancy interest, tenancy in common, a life estate or other limited estate, a leasehold interest (unless approved pursuant to Section 5 of this Agreement), an interest evidenced by a land contract by which possession of the Property is transferred, and the granting of a security interest pursuant to a mortgage or deed of trust. Any Transfer without satisfaction of the provisions of this Agreement is prohibited and shall constitute a default under this Agreement for which the City may exercise the Purchase Option and/or other remedies.

(b) Prohibited Transfers. **"Prohibited Transfer"** means any Transfer made in violation of the conditions of this Agreement, including without limitation, any refinancing or encumbrance of the Property in violation of Section 17, and any rental, sale or other transfer of the Property in violation of the terms of this Agreement.

(c) Permitted Transfers. Subject to compliance with the requirements of this Section, the following Transfers are not considered Prohibited Transfers: (i) transfer of title upon an Owner's death to a surviving joint tenant, tenant by entireties, Domestic Partner, or a surviving spouse of community property, (ii) transfer of title to a spouse as part of divorce or dissolution proceedings, (iii) transfer of title or an interest in the Property to a spouse in conjunction with marriage; and (iv) a transfer by an Owner into an *inter vivos* trust in which Owner is the beneficiary, trustor, and trustee; provided, however, in each case: (x) the covenants set forth in this Agreement (including without limitation, the requirement that the Property must be owner-occupied and not rented or leased without City consent pursuant to Section 5) shall continue to apply and shall run with the title to the Property following any such Transfer; and (y) an instrument must be executed, acknowledged and recorded substantially in the form attached hereto as Exhibit D in which the transferee acknowledges the transferee's assumption of Owner's obligations under this Agreement, the Excess Proceeds Note, and the City Deed of Trust, and which contains the following covenant completed with applicable recording information: "This Property is subject to an Affordable Housing Resale and Refinancing

Restriction Agreement with Equity Sharing and Option to Purchase dated as of _____, 20__, and recorded in the Official Records on _____20__ as Instrument No. _____, and transferee, on behalf of transferee and transferee's successors and assigns, covenants and agrees to be bound by and comply with the requirements of the Agreement, including without limitation all restrictions on leasing, transfer and encumbrance of the Property, and to include in any further Transfer of the Property the covenant required by Section 7(c) of the Agreement." A transferee who satisfies the conditions of this Section 7(c) shall be deemed to be the Owner hereunder and shall be obligated to satisfy all obligations of Owner under this Agreement, the Excess Proceeds Note, and the City Deed of Trust. Prior to making any of the Transfers outlined in clauses (ii), (iii), or (iv) of this Section 7(c), the Owner shall provide to the City the Owner's Notice of Intent to Transfer pursuant to Section 8 below. Owner agrees, and shall cause the transferee to, execute and deliver in recordable form all such instruments that City may reasonably require to evidence compliance with this Section.

(d) Transfer by Inheritance. In the event a Transfer occurs by devise or inheritance due to the death of the Owner and it is not a Transfer listed in clause (i) of Section 7(c) above, the administrator of the Owner's estate or the person inheriting the Property shall provide written notice to the City of the Owner's death within thirty (30) days of the date of death (the "**Inheritance Notice**"). The Inheritance Notice shall provide the City with the name and contact information of the person inheriting the Property (the "**Inheriting Owner**") and household income information for the Inheriting Owner, so that the City may determine whether the Inheriting Owner is an Eligible Household. If the Inheriting Owner qualifies as an Eligible Household, as determined by the City, he or she may assume the Owner's interest and obligations under this Agreement, and an instrument shall be executed between the Inheriting Owner and the City and recorded against the Property, pursuant to which the Inheriting Owner shall agree to assume the obligations of the Owner under this Agreement. If the Inheriting Owner fails to qualify as an Eligible Household and/or fails to assume the Owner's obligations under this Agreement, including without limitation, the requirement that the Property must be owner-occupied and not rented or leased without City approval pursuant to Section 5), the Inheriting Owner shall provide the Owner's Notice of Intent to Transfer to the City pursuant to Section 8 and proceed to Transfer the Property pursuant to the requirements set forth in this Agreement. Failure of an Inheriting Owner to follow the procedures and notices described in this Section 7(d) shall constitute a default under this Agreement, entitling the City to exercise any of the remedies set forth in Section 12.2 below.

For purposes of this Section, "**Domestic Partners**" shall mean two unmarried people, at least eighteen (18) years of age, who have lived together continuously for at least one (1) year and who are jointly responsible for basic living expenses incurred during their domestic partnership. Domestic Partners may not be persons related to each other by blood or adoption such that their marriage would be barred in the state of California. For purposes of this Section, an individual shall be considered a Domestic Partner of Owner upon presentation of an affidavit or other acceptable evidence by Owner to the City.

8. Notice of Intent to Transfer. If Owner intends to Transfer the Property, Owner shall promptly give the City written notice of such intent (the "**Owner's Notice of Intent to Transfer**"), in the form shown in Exhibit C attached to this Agreement. The Owner shall give

the City the Owner's Notice of Intent to Transfer prior to notifying real estate brokers or lenders of Owner's intent to Transfer the Property and prior to advertising the Property for Sale or the listing of the Property on the Multiple Listing Service. The requirements set forth in this Section 8 and the subsections thereof apply to all sales of the Property, including sales pursuant to City's exercise or assignment of the Option and sales to other parties if City does not elect to exercise or assign the Option.

The Owner's Notice of Intent to Transfer shall be sent to the City by certified mail, return receipt requested at the address provided in Section 23.3 of this Agreement. The Owner's Notice of Intent to Transfer shall include the information necessary for the City to determine the Appreciation Amount, including the following information:

(1) The address of the Property;

(2) The date of purchase of the Property by the Owner;

(3) The Initial Purchase Price paid by the Owner at the time of Owner's acquisition of the Property;

(4) A copy of the HUD-1 Settlement Statement or equivalent document from the close of escrow for Owner's purchase of the Property;

(5) If Owner has made Eligible Capital Improvements to the Property that Owner wishes to include in the calculation of the Appreciation Amount and City's Share of Appreciation, a description of the improvements, the date the improvements were made, a copy of the City letter granting prior approval of the improvements, evidence of cost of the improvements, and an appraisal of the value added to the Property by the Eligible Capital Improvements;

(6) The date on which Owner intends to vacate Property;

(7) The date Property will be placed on the market; and

(8) The name and phone number of the person to contact to schedule inspection of the Property by the City.

8.1 Additional Requirements. The Owner shall not contract with a real estate broker to sell the Property until the Owner has received the City Response Notice pursuant to Section 6.2(b) above, as the services of a broker will not be required if the City exercises the Purchase Option.

8.2 Preparation of the Property for Sale. Following delivery to the City of the Owner's Notice of Intent to Transfer, Owner shall prepare the Property for sale, as follows:

(1) Within thirty (30) days of delivery of the Owner's Notice of Intent to Transfer, the Owner shall obtain and deliver to the City a current written report of inspection of the Property by a licensed structural pest control operator;

(2) Within forty-five (45) days from the date of delivery of the Owner's Notice of Intent to Transfer, and in all events prior to close of escrow on the Transfer, the Owner shall cause all damage noted in the pest report including damage caused by infestation or infection by wood-destroying pests to be repaired;

(3) Commencing upon delivery of the Owner's Notice of Intent to Transfer to City, Owner shall allow the City, or its designee or assignee, to inspect the Property to determine its physical condition, and, if requested by the City, following such inspection, the Owner shall obtain and deliver to the City or its assignee, a Property inspection report prepared by a licensed Property inspector;

(4) If the Property is vacant, the Owner shall maintain the Property, including the exterior landscaping, in good condition and shall maintain utility connections until the close of escrow on the Transfer;

(5) If City exercises the Purchase Option, Owner shall permit a final walk-through of the Property by the City, or the City's assignee or designee, in the final three (3) days prior to close of escrow for the sale.

8.3 Summary of Timeline for Transfer. The following table summarizes the timeline for Transfer of the Property under Section 6.2 (City's exercise of Option) and under Section 9 (City does not exercise Option):

Action	**Timing**	**Outside Date**
Owner delivers Notice of Intent to Transfer with the information listed in Section 8 and Exhibit C.		Day 1
Owner delivers structural pest report.	Not later than 30 days following delivery of Notice of Intent to Transfer.	Day 30
Owner delivers appraisal, inspections, documentation regarding capital improvements.	Not later than 45 days following delivery of Notice of Intent to Transfer	Day 45
City delivers Notice of Exercise of Option (or notice that City will not exercise).	Not later than 60 days following Owner's delivery of Notice of Intent to Transfer accompanied by all information required under Section 8 and Exhibit C.	Day 60
Owner causes all required repairs to be completed.	Within the earlier of 60 days following delivery of Notice of Intent to Transfer, and five days prior to close of escrow.	Day 60

If City does not exercise Option, Owner delivers all information and documents required by Section 9 that have not been previously delivered.	Not later than 30 days prior to close of escrow.	Day 90
Close of Escrow	Within 90 days following City's delivery of Exercise Notice or as agreed upon with purchaser if City does not exercise Option but not sooner than 30 days after delivery of all documents required by Section 9.	Day 150

9. Sale of Property if City Does Not Exercise Option. If City notifies Owner that City will not exercise the Purchase Option, or the period within which City may exercise the Purchase Option pursuant to Section 6.1 (b) above expires without City's delivery of an Exercise Notice, Owner shall provide the City with the following documentation associated with the sale of the Property:

(1) The name and address of the purchaser;

(2) The final sales contract and all other related documents which shall set forth all the terms of the sale of the Property, including a HUD-1 Settlement Statement. Said documents shall include at least the following terms: (a) the sales price; and (b) the price to be paid by the purchaser for the Owner's personal property, if any, for the services of the Owner, if any, and any credits, allowances or other consideration, if any.

(3) A written certification, from the Owner and the purchaser in a form acceptable to the City that the sale shall be closed in accordance with the terms of the sales contract and other documents submitted to and approved by the City. The certification shall also provide that the purchaser or any other party has not paid and will not pay to the Owner, and the Owner has not received and will not receive from the purchaser or any other party, money or other consideration, including personal property, in addition to what is set forth in the sales contract and documents submitted to the City. The written certification shall also include a provision that in the event a Transfer is made in violation of the terms of this Agreement or false or misleading statements are made in any documents or certification submitted to the City, the City shall have the right to foreclose on the Property or file an action at law or in equity as may be appropriate. In any event, any costs, liabilities or obligations incurred by the Owner and the purchaser for the return of any moneys paid or received in violation of this Agreement or for any costs and legal expenses, shall be borne by the Owner and/or the purchaser and they shall hold the City and its designee harmless and reimburse their expenses, legal fees and costs for any action they reasonably take in good faith in enforcing the terms of this Agreement.

(4) A copy of the MAI or other qualified appraisal for the Property.

(5) Upon the close of the proposed sale, a copy of the final sales contract, HUD-1 Settlement Statement, escrow instructions, and any other documents which the City may reasonably request.

10. Repayment of Initial Subsidy and Payment of Excess Proceeds to City Upon Resale, Prohibited Transfer, or Foreclosure. Upon Owner's sale of the Property pursuant to Section 9, above, or upon the occurrence of a Prohibited Transfer or foreclosure of any lien secured by the Property, Owner shall pay to City the amount of the Initial Subsidy plus the City's Share of Appreciation. This amount shall be a debt of the Owner to the City, evidenced by this Agreement and the Excess Proceeds Note, and secured by the City Deed of Trust. The Owner acknowledges that the City shall have no obligation to terminate or reconvey this Agreement or the City Deed of Trust until the Initial Subsidy and the City's Share of Appreciation are paid to the City in full. The City shall use such funds for affordable housing.

11. Capital Improvements. **"Eligible Capital Improvements"** means improvements that meet all of the following criteria: (a) they are made or installed by the Owner following issuance of all required permits and in conformity with applicable building codes at the time of installation; (b) they are approved in writing in advance by the City or its designee; (c) they are not a replacement of existing improvements needed as part of routine maintenance of the Property, and (d) their initial costs exceed one percent (1%) of the Initial Purchase Price. A form for use in requesting City approval of a proposed capital improvement is attached to this Agreement as Exhibit E. The value of the Eligible Capital Improvements shall be limited to appraised increases in value to the Property as a result of the improvements as documented in an Authorized ECI Appraisal. The cost of the appraisal shall be paid by Owner, unless the appraisal is obtained from a new purchaser. The appraisal shall include an evaluation of the value of any substantial structural or permanent fixed improvements which the Owner has made to the Property after purchase of the Property, including any depreciation in value of the capital improvements since the time of installation.

12. Defaults and Remedies

12.1 Events of Default. The occurrence of any one or more of the following events shall constitute an Event of Default by the Owner under this Agreement:

(1) The City determines that the Owner has made a misrepresentation to obtain the benefits of purchasing the Property or in connection with its obligations under this Agreement;

(2) The Owner fails to occupy the Property as Owner's principal residence, as required pursuant to Section 4.1 above and such failure continues following written notice by the City and thirty (30) days opportunity to cure following the date of such notice;

(3) The Owner rents or leases the Property, in violation of Section 4.1 above and such failure continues following written notice by the City and thirty (30) days opportunity to cure following the date of such notice;

(4) The Owner fails to provide information to the City necessary to determine Owner's compliance with the requirements of this Agreement, and such failure continues

following written notice by the City and thirty (30) days opportunity to cure following the date of such notice;

(5) The Owner fails to pay property taxes or maintain the proper insurance coverage for the Property;

(6) The Owner fails to maintain the Property pursuant to adopted City codes and standards, and such failure continues following written notice by the City and thirty (30) days opportunity to cure following the date of such notice;

(7) The Owner places a mortgage or encumbrance on the Property in violation of Section 17;

(8) The occurrence of any actual, attempted, or pending Prohibited Transfer of the Property or any estate or interest therein;

(9) Recordation of a notice of default and/or notice of sale pursuant to California Civil Code Section 2924 (or successor provisions) under any deed of trust or mortgage with a power of sale encumbering the Property;

(10) Commencement of a judicial or nonjudicial foreclosure proceeding regarding the Property;

(11) Execution by Owner of a deed in lieu of foreclosure transferring ownership of the Property;

(12) Commencement of a proceeding or action in bankruptcy, whether voluntary or involuntary, pursuant to Title 11 of the United States Code or other bankruptcy statute, or any other insolvency, reorganization, arrangement, assignment for the benefit of creditors, receivership or trusteeship, concerning the Owner;

(13) Any other default or breach of any covenant, warranty, promise or representation under this Agreement, and such default or breach continues following written notice by the City and thirty (30) days opportunity to cure following the date of such notice.

(14) A default arises under the Excess Proceeds Note or the City Deed of Trust and continues beyond the expiration of any applicable cure period.

12.2 Remedies. Upon the occurrence of an Event of Default hereunder, the City may exercise any remedies at law or in equity, including without limitation any or all of the following, none of which shall be an exclusive remedy:

(1) Declare the Initial Subsidy, the City's Share of Appreciation, Excess Rental Proceeds if applicable, and all other sums due pursuant to this Agreement, the Excess Proceeds Note and the City Deed of Trust immediately due and

payable without further demand;

(2) Exercise the Purchase Option;

(3) Apply to a court of competent jurisdiction for an order for specific performance of this Agreement, for an injunction prohibiting a proposed Transfer in violation of this Agreement, for a declaration that a Transfer in violation of this Agreement is void, for the acceleration of all amounts due under this Agreement, or for any such other relief at law or in equity as may be appropriate;

(4) Pursue remedies under the City Deed of Trust, including foreclosure; and

(5) Take such enforcement action as is authorized under the City of Eastvale Municipal Code;

12.3 Remedies Cumulative. Each of the remedies provided herein is cumulative and not exclusive. The City 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. Any failure or delay by City in asserting any of its rights or remedies, as to any Event of Default shall not operate as a waiver of any default or of any such rights or remedies or deprive City of its right to institute and maintain any actions or proceedings which it may deem necessary to protect, assert or enforce any such rights or remedies.

12.4 Lender's Right to Cure. City shall deliver a copy of any notice of default delivered to Owner hereunder to the First Lender, and First Lender shall have the right to cure any such default within the same period afforded to Owner extended by a period of 60 days in the case of non-monetary defaults.

12.5 City Right to Reinstate Mortgages. In the event of default and foreclosure under mortgage secured by the Property, the City shall have the same right as the Owner to cure defaults and redeem the Property prior to the foreclosure sale and shall be deemed to be Owner's successor in interest under California Civil Code Section 2924c (or successor sections) solely for the purposes of reinstating any mortgage on the Property that has led to the recordation of the notice of default. As Owner's deemed successor in interest, the City shall be entitled, but not required, to pay all amounts of principal, interest, taxes, assessments, insurance premiums, advances, costs, attorneys' fees and expenses required to cure the default. Nothing herein shall be construed as creating any obligation of the City to cure any such default, nor shall this right to cure and redeem operate to extend any time limitations in the default provisions of the underlying deed of trust or mortgage. In such event, City shall have the right to exercise the Purchase Option and all amounts paid by City to reinstate the mortgage shall be deducted from the purchase price payable to Owner.

13. Non-Liability of the City; Indemnity

13.1 Non-Liability**.** In no event shall the City become liable or obligated to the Owner or to any successor to the Owner by reason of the City's Purchase Option, nor shall the City become obligated or liable to the Owner or to any successor to the Owner for any failure to exercise the Purchase Option. Owner acknowledges, understands and agrees that the relationship between Owner and the City is solely that of an owner and an administrator of a City affordable housing program, and that the City does not undertake or assume any responsibility for or duty to Owner to select, review, inspect, supervise, pass judgment on, or inform Owner of the quality, adequacy or suitability of the Property or any other matter. The City owes no duty of care to protect Owner against negligent, faulty, inadequate or defective building or construction or any condition of the Property, and Owner agrees that neither Owner, or Owner's heirs, successors or assigns shall ever claim, have or assert any right or action against the City for any loss, damage or other matter arising out of or resulting from any condition of the Property and will hold the City harmless from any liability, loss or damage for these things. Nothing contained herein shall be deemed to create or be construed to create a partnership, joint venture or any relationship other than that of an owner and an administrator of a municipal affordable housing program.

13.2 Indemnity**.** Owner agrees to defend, indemnify, and hold the City and its elected and appointed officers, officials, employees, and agents harmless from and against all losses, damages, liabilities, claims, actions, judgments, costs, and reasonable attorneys' fees that the City may incur as a direct or indirect consequence of: (a) Owner's default, performance, or failure to perform any obligations as and when required by this Agreement or the City Deed of Trust; (b) the failure at any time of any of Owner's representations to the City to be true and correct; or (c) Owner's purchase or ownership of the Property, except to the extent arising from the gross negligence or willful misconduct of the indemnified parties. The provisions of this Section shall survive the sale or other Transfer of the Property and the termination of this Agreement.

14. Restrictions on Insurance and Foreclosure Proceeds.

14.1 Restriction on Insurance Proceeds. If the Property is damaged or destroyed and the Owner elects not to rebuild or repair the Property, the Owner shall pay to the City the portion of any insurance proceeds received by the Owner for such destruction or damage that is in excess of the amount Owner would have been entitled to receive had the Property been sold or transferred under Section 9, above at the Property's fair market value had Owner elected to rebuild or repair the Property, up to the amount equal to sum of the Initial Subsidy plus the City's Share of Appreciation.

14.2 Restrictions on Foreclosure Proceeds. If a creditor or other party acquires title to the Property through a deed in lieu of foreclosure, a trustee's deed upon sale, or otherwise, the City shall be entitled to receive the portion of any proceeds received by the Owner that is in excess of the amount Owner would have been entitled to receive had the Property been sold or transferred under Section 9, above, at the Property's fair market value, up to the amount equal to sum of the Initial Subsidy plus the City's Share of Appreciation. Owner shall pay, or shall instruct the holder of such proceeds to pay, such sums to the City (in addition to any other amounts due the City from the Owner pursuant to this Agreement).

15. Term of Agreement; Reconveyance. This Agreement shall remain in effect until all sums payable to City hereunder, including repayment of the Initial Subsidy and the City's Share of Appreciation, and any Excess Rental Proceeds have been fully paid. Upon payment of all such sums, City shall record a termination of this Agreement and a release and reconveyance of the City Deed of Trust, and shall return the Excess Proceeds Note to Owner marked "paid."

16. Recordation; Subordination. This Agreement shall be recorded in the Official Records. Owner hereby represents, warrants and covenants that with the exception of easements of record, absent the written consent of City which City may grant or deny in the exercise in 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 Property or the Project. If at the time this Agreement is recorded, any interest, lien, or encumbrance has been recorded against the Project in position superior to this Agreement, upon the request of City, Owner 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 16, and to provide such evidence thereof as City may reasonably request.

The City will not withhold consent to reasonable requests to subordination of the City Deed of Trust to the First Lender Deed of Trust, provided that City is given notices and an opportunity to cure defaults thereunder. In connection with any subordination of the City Deed of Trust, City shall record a Request for Notice of Default and Notice of Sale regarding the First Lender Loan and any refinancing thereof.

17. Refinancing; Restrictions on Financing Secured by Property. The Owner shall not permit any mortgage, deed of trust, or other security instrument to be recorded against the Property other than the First Lender Loan and any refinancing thereof that is permitted in accordance with this Section. Owner acknowledges that violation of the provisions of this Section 17 shall constitute a default under this Agreement.

17.1 City consent required. No refinancing of the mortgage debt on the Property or further encumbrance of the Property shall be permitted unless expressly approved by the City in writing, in the exercise of City's sole discretion, pursuant to the provisions of this Section 17. The Owner shall not cause or permit any voluntary or involuntary refinancing, encumbrance, or other hypothecation of the Property, including without limitation, any encumbrance of the Property by a mortgage or deed of trust that is recorded after this Agreement without first giving written notice to the City by delivering a written Request to Refinance in the form attached hereto as Exhibit F, and obtaining the City's written consent. The Request to Refinance shall provide the name and address of the lender, and the proposed terms of the encumbrance, refinancing, or hypothecation. Within sixty (60) days following receipt of notice of a Request to Refinance, the City may, in its sole discretion, either (i) provide written notice of consent to the Refinance, which consent shall be consistent with the City's goal of creating, preserving, maintaining, the affordability of the Property, or (ii) provide written notice of denial of the Request to Refinance.

17.2 Limitations. The Owner may refinance the existing mortgage debt only to reduce

the Owner's interest rate and monthly payments of principal and interest, or to obtain funds for the purpose of financing Eligible Capital Improvements. The City's consent to the refinancing of existing mortgage debt shall be subject to the following conditions:

(a) the refinancing shall not cause the sum of the Owner's mortgage payments (principal and interest), property taxes, property insurance, mortgage insurance, utilities, and homeowners' association dues (if applicable) to exceeding the Owner's ability to pay;

(b) the total of all debt secured by a lien on the Property shall not exceed the greater of (i) ninety percent (90%) of the appraised fair market value of the Property, and (ii) the remaining principal balance of the original First Lender Loan;

(c) the new loan is a fully amortizing fixed rate loan and requires no balloon payments; and

(d) the refinanced First Lender Loan reduces the Owner's principal and interest payments.

17.3 Financing of Eligible Capital Improvements. Proceeds of refinancing permitted for the installation of Eligible Capital Improvements shall be deposited into an escrow account and shall only be disbursed to pay the costs of purchasing and installing the Eligible Capital Improvements. The Owner may request that the City approve an alternative disbursement mechanism reasonably calculated to provide assurance to the City that the refinancing funds are actually used to finance the Eligible Capital Improvements.

17.4 Restriction on Additional Encumbrances; Purpose of Restrictions**.** Mortgage loans or equity lines of credit junior in lien priority to the City Deed of Trust are not permitted. The City and the Owner agree that the requirements of this Section are necessary to ensure the continued affordability of the Property to Owner and to minimize the risk of loss of the Property by Owner through default and foreclosure of mortgage loans. Owner further acknowledges that violation of the provisions of this Section shall constitute a Default under this Agreement.

18. Nondiscrimination. The Owner covenants by and for itself and its successors and assigns that there shall be no discrimination against or segregation of a person or of a group of persons on account of race, color, religion, creed, age, disability, sex, sexual orientation, gender identity, marital status, ancestry, national origin, or any other basis listed in subdivision (a) or (d) of Section 12955 of the California 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 California Government Code in the sale, transfer, use, occupancy, tenure or enjoyment of the Property, nor shall the Owner or any person claiming under or through the Owner establish or permit any such practice or practices of discrimination or segregation with reference to the use, occupancy, or transfer of the Property.

19. Binding on Successors; Covenants Running with the Land. Owner hereby subjects the Property to the covenants and restrictions set forth in this Agreement. Owner hereby declares its express intent that the covenants and restrictions set forth herein shall be deemed covenants

running with the land and shall pass to and be binding upon all parties having any interest in the Property throughout the term of this Agreement. Each and every contract, deed, lease or other instrument covering, conveying or otherwise transferring the Property or any interest therein, as the case may be, shall conclusively be held to have been executed, delivered and accepted subject to this Agreement regardless of whether the other party or parties to such contract have actual knowledge of this Agreement.

The Owner and the City hereby declare their understanding and intent that: (i) the covenants and restrictions contained in this Agreement shall be construed as covenants running with the land pursuant to California Civil Code Section 1468 and not as conditions which might result in forfeiture of title by Owner; (ii) the burden of the covenants and restrictions set forth in this Agreement touch and concern the Property in that the Owner's legal interest in the Property may be rendered less valuable thereby; and (iii) the benefit of the covenants and restrictions set forth in this Agreement touch and concern the land by enhancing and increasing the enjoyment and use of the Property by Eligible Purchasers, the intended beneficiaries of such covenants and restrictions.

All covenants and restrictions contained herein without regard to technical classification or designation shall be binding upon Owner for the benefit of the City and Eligible Purchasers and such covenants and restrictions shall run in favor of such parties for the entire period during which such covenants and restrictions shall be in force and effect, without regard to whether the City is an owner of any land or interest therein to which such covenants and restrictions relate.

20. Rights of Beneficiaries Under Deeds of Trusts. Notwithstanding any other provisions in this Agreement to the contrary, this Agreement shall not diminish or affect the rights of the United States Department of Urban Development ("HUD"), the Federal National Mortgage Association ("FNMA"), the Veterans Administration ("VA"), or the California Housing Finance Agency ("CalHFA") under the First Lender Deed of Trust recorded against the Property.

21. Resolution of Disputes. The Parties will attempt in good faith to resolve any dispute arising out of or relating to this Agreement in the following manner:

(i) If a dispute arises, the Parties will meet or teleconference in an attempt to resolve the dispute within fourteen (14) days following the date either Party delivers written notice of the dispute to the other Party. Prior to such meeting or teleconference, the Party bringing the dispute will submit to the other Party a written description, including any factual support, of the disputed matter. After receiving this written description, the other Party will provide a written response prior to the date of the meeting or teleconference.

(ii) If the Parties are unable to resolve the dispute at the meeting or teleconference or within 30 days thereafter, and either Party is not willing to continue negotiations, the Parties agree to submit the dispute to nonbinding mediation.

(iii) If the Parties are not able to agree on a mediator, either Party may request the American Arbitration Association or other acceptable mediation service to nominate a mediator. The Parties will share the cost of the mediator equally.

(iv) In the event mediation is unsuccessful, either Party may pursue other available remedies including filing an action in Riverside County Superior Court.

22. Owner's Acknowledgement of Restrictions. Owner hereby specifically acknowledges and agrees that:

(a) The limitations on transfer, leasing, financing and refinancing of the Property, and other provisions contained in this Agreement, restrict the full benefits of owning the Property. Owner may not enjoy the same economic or other benefits from owning the Property that Owner would enjoy if this Agreement did not exist.

(b) Absent the provisions of this Agreement, the Property could not be made available to Eligible Households, including Owner, at an Affordable Housing Cost.

(c) Owner understands all of the provisions of this Agreement. In recognition of the acknowledgements and agreements stated in this Section 22, Owner accepts and agrees to the provisions of this Agreement with the understanding that this Agreement will remain in full force and effect as to the Property throughout the term of this Agreement.

_____ _____
(Owners' Initials) (Owners' Initials)

23. Miscellaneous

23.1 Amendments. This Agreement may be amended or modified only by a written instrument signed by both Parties and recorded in the Official Records.

23.2 No Waiver. Any waiver by City of any term or provision of this Agreement must be in writing. No waiver shall be implied from any delay or failure by City 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 City at any time to require strict performance by Owner 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.

23.3 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) overnight or express delivery service, 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.

Owner: _____
At the Property Address.

City: City of Eastvale
12363 Limonite Avenue, Suite 910
Eastvale, CA 91752
Attention: Community Development Department

First Lender:

23.4 Parties Not Co-Venturers; Independent Contractor; 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.

23.5 Action by the City. Except as may be otherwise specifically provided herein, whenever any approval, notice, direction, consent or request by the City is required or permitted under this Agreement, such action shall be in writing, and such action may be given, made or taken by the City's Authorized Representative or by any person who shall have been designated by the City's Authorized Representative, without further approval by the City Council.

23.6 Headings; Construction. The headings of the sections and paragraphs of this Agreement are for convenience only and shall not be used to interpret this Agreement. References to particular sections of this Agreement shall mean a reference to all subsections thereof. The language of this Agreement shall be construed as a whole according to its fair meaning and not strictly for or against any Party. 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.

23.7 Time is of the Essence. Time is of the essence in the performance of this Agreement.

23.8 Severability. If any provision of this Agreement is held invalid, illegal or unenforceable by a court of competent jurisdiction, then such provision shall be deemed severable from the remaining provisions contained in this Agreement, and the remaining provisions of this Agreement shall not be affected or impaired thereby.

23.9 Governing Law; Venue. This Agreement shall be interpreted under 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.

23.10 Attorneys' Fees and Costs. 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.

23.11 Entire Agreement; Exhibits. This Agreement, together with the Excess Proceeds Note and the City Deed of Trust contains the entire agreement of Parties with respect to the subject matter hereof, and supersedes all prior oral or written agreements between the Parties with respect thereto. Exhibits A through H, attached hereto are incorporated herein by this reference.

23.12 Further Assurances. The parties shall execute, acknowledge and deliver to the other 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

23.13 Joint and Several Obligations. The obligations of each party comprising Owner shall be joint and several.

23.14 No Third-Party Beneficiaries. This Agreement shall not benefit or be enforceable by any person or entity other than the City and the Owner and their respective successors and assigns. There are no third-party beneficiaries to this Agreement.

23.15 Survival. Owner's obligations pursuant to Section 13.2, and all other provisions that expressly so state shall survive the expiration or termination of this Agreement.

23.16 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 PAGE.

IN WITNESS WHEREOF, the Parties have executed this Affordable Housing Resale and Refinancing Restriction Agreement with Equity Sharing and Option to Purchase as of the date first written above.

OWNER:

Name:_____ Name: _____

Signature:_____ Signature:_____

CITY:

City of Eastvale, a municipal corporation

_____
Mark Orme, City Manager

Approved as to form:

_____
Erica Vega, City Attorney

ALL SIGNATURES EXCEPT CITY ATTORNEY MUST BE NOTARIZED

Exhibit A

LEGAL DESCRIPTION OF THE PROPERTY

[insert legal description.]

Exhibit B

FORM OF OWNER OCCUPANCY CERTIFICATION

This form is due by February 1 of each calendar year

Date: _____

To: City of Eastvale ("City")

From: _____ ("Owner")

Property Address: _____ ("Property")

By signature below, the undersigned _____ and _____ (collectively, "Owner") hereby certify to the City of Eastvale under penalty of perjury as follows: (i) I/we occupy the Property identified above as my/our principal place of residence, (ii) I/we have occupied the Property for _____ (__) months of the calendar year 20___, and (iii) I/we have not leased or rented part or all of the Property to a third party.

Attached to this letter are copies of all of the following documents showing the Property as my/our place of residence, which I/we certify are true and correct copies of the originals:

___ Driver's license or identification card issued by California DMV

___ Utility bill or landline telephone bill dated within the past 60 days showing street address and Owner's name

___ Copy of payroll stub dated within the past 60 days showing street address and Owner's name

___ Copy of most recent mortgage statement for the Property

___ Property tax assessment showing homeowner's exemption for the Property

Each of the undersigned hereby certifies that the above information is true and correct and this Owner Occupancy Certification is signed under penalty of perjury on _____, 20__.

OWNER:

Signature: _____

Print Name: _____

Date: _____,20__

Signature: _____

Print Name: _____

Date: _____,20__

Exhibit C

FORM OF OWNER'S NOTICE OF INTENT TO TRANSFER

The Owner's Notice of Intent to Transfer ("Notice") is delivered pursuant to the Affordable Housing Resale and Refinancing Restriction Agreement with Equity Share and Option to Purchase ("Resale Restriction Agreement") executed by and between Owner and the City of Eastvale ("City"). Owner is required to complete and send this Notice to the City by certified mail, return receipt to the address listed below. The Notice must include the information necessary to enable the City to determine the City's Share of Appreciation upon the sale of the Property, including the information set forth below.

To: City of Eastvale
12363 Limonite Avenue, Suite 910
Eastvale, CA 91752
Attn: Community Development Director

Date Notice mailed: _____20____

Owner Name(s): _____ ("Owner")

Property Address: _____ ("Property")

Date Owner purchased the Property: _____

Date Owner signed Resale Restriction Agreement: _____

Purchase Price Owner paid to buy the Property: _____ ("Initial Purchase Price")

Date Property will be listed for sale: _____

Date Owner intends to vacate Property: _____

Contact Info for Property inspection: _____ _____
(name) (phone number)

I/we agree to cooperate with City to schedule an inspection of the Property by City or its designee.

☐ I/we have made Eligible Capital Improvements and have attached the required documents and approvals pursuant to Section 11 of the Resale Restriction Agreement.

Owner acknowledges that pursuant to the Resale Restriction Agreement, following Owner's delivery of Owner's Notice of Intent to Transfer to the City, Owner is required to prepare the Property for sale, as follows:

(1) Within thirty (30) days of delivery of the Owner's Notice of Intent to Transfer, the Owner shall obtain and deliver to the City a current written report of inspection of the Property by a licensed structural pest control operator; and

(2) Within the sooner of (a) sixty (60) days from the date of delivery of the Owner's Notice of Intent to Transfer, or (b) five (5) days prior to close of escrow on the Transfer, the Owner shall repair all damage noted in the pest report including damage caused by infestation or infection by wood-destroying pests; and

(3) Within thirty (30) days of the date of the Owner's Notice of Intent to Transfer, the Owner shall allow the City, or its designee, to inspect the Property to determine its physical condition; and

(4) If requested by the City following the City 's inspection, the Owner will obtain a home inspection report from a licensed home inspector; and

(5) If the Property is vacant, the Owner shall maintain utility connections until the close of escrow on the Transfer; and

(6) The Owner shall permit a final walk-through of the Property by the City in the final three (3) days prior to close of escrow on the Transfer.

Pursuant to Section 8 of the Resale Restriction Agreement, Owner is required to attach the following documents to this Notice:

- Copy of HUD-1 Settlement Statement or equivalent document from the close of escrow on the Owner's purchase of the Property;

- If Owner has made Eligible Capital Improvements to the Property that Owner wishes to include in the City's calculation of Indexed Price, the owner shall attach ALL of the following documents to this letter:
  a. Copy of letter from City granting prior approval of stated improvements
  b. Date of Improvements
  c. Description of improvements
  d. Evidence of cost of these improvements
  e. Appraisal showing value added to Property by the improvements

SIGNATURES ON FOLLOWING PAGE

Under penalty of perjury, Owner certifies that this Owner's Notice of Intent to Transfer is accurate, correct, and complete.

OWNER:

Signature: _____

Print Name: _____ Date:_____,20__

Signature: _____

Print Name: _____ Date:_____,20__

Exhibit D

FORM OF TRANSFEREE'S ACKNOWLEDGEMENT OF RESALE RESTRICTION AGREEMENT

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City of Eastvale
c/o Community Development
12363 Limonite Avenue, Suite 910
Eastvale, CA 91752

EXEMPT FROM RECORDING FEES PER GOVERNMENT CODE §27383

Space above this line for Recorder's use.

TRANSFEREE'S ACKNOWLEDGEMENT OF RESALE RESTRICTION AGREEMENT

This Acknowledgement is executed and delivered as of _____, 20__, by _____ ("**Transferee**") pursuant to Section 7 of that certain Affordable Housing Resale and Refinancing Restriction Agreement with Equity Sharing and Option to Purchase dated as of _____, 20__, and recorded in the Official Records of Riverside County on _____20__ as Instrument No. _____ (the "**Resale Restriction Agreement").**

[Include if applicable: The undersigned is the trustor, beneficiary, and trustee, of that certain *inter vivos* trust [insert name of trust instrument] dated _____, 20__.]

Transferee hereby acknowledges that the Property located at _____ Street, in the City of Eastvale, California, known as Riverside County Assessor's Parcel No. _____ and more particularly described in Exhibit A attached hereto (the "**Property")** is subject to the Resale Restriction Agreement, and Transferee, on behalf of Transferee and Transferee's successors and assigns, covenants and agrees to be bound by and comply with the all requirements of the Resale Restriction Agreement, including without limitation all restrictions on leasing, transfer, encumbrance, and refinancing of the Property.

Transferee agrees to include in any further Transfer of the Property the covenant required by Section 7(c) of the Resale Restriction Agreement.

Transferee has executed this Acknowledgement as of the date first written above.

Signature:_____

Print Name:_____

SIGNATURES MUST BE NOTARIZED.
ATTACH NOTARY ACKNOWLEDGEMENT AND LEGAL DESCRIPTION OF PROPERTY

Exhibit E

FORM OF REQUEST FOR APPROVAL OF CAPITAL IMPROVEMENTS

To: City of Eastvale ("City")

From: _____ ("Owner")

Property Address: _____ ("Property")

Date: _____, 20____

I hereby request City approval of the following capital improvements I intend to make to my Property:

Description of proposed capital improvements: _____

_____

Estimated cost of improvements:_____

Initial Purchase Price of the Property:_____

Improvement cost as percentage of Initial Purchase Price: _____

Attach a copy of the building permit (if required).

Note: To be considered an "Eligible Capital Improvement" for the purpose of determining the City's Share of Appreciation: (i) Owner must receive City's advance written approval of the proposed improvements and any required building permit(s) prior to construction, and (ii) the cost of the improvements must be at least one percent (1%) of the Initial Purchase Price for the Property.

Owner must retain copies of permits, contracts, invoices, and receipts for all completed capital improvements. These documents will be necessary to establish the City's Share of Appreciation upon the sale of the Property.

OWNER:

Signature: _____ Signature: _____

Print Name: _____ Print Name: _____

Date:_____,20__ Date:_____,20__

Exhibit F

FORM OF OWNER REQUEST FOR SUBORDINATION TO REFINANCE FIRST LENDER LOAN

To: City of Eastvale ("City")

Date: _____, 20_____

From: _____ ("Owner")

Property Address: _____ ("Property")

In accordance with Section 17 of the Affordable Housing Resale and Refinancing Restriction Agreement with Equity Sharing and Option to Purchase executed by and between Owner and City ("Resale Restriction Agreement"), Owner hereby requests City approval to refinance the existing first mortgage on the Property (the "First Lender Loan")

Owner certifies that the following information is true and correct as of the date shown above:

Initial Purchase Price of the Property: $_____

Current First Lender Name and Address: _____

_____

Original Amount of Current First Lender Loan: $_____

Current First Lender Loan Outstanding Balance: $_____

Current First Lender Loan Interest Rate: $_____

Current First Lender Loan Maturity Date: _____, 20__

Current First Lender Loan Monthly Payment Amount: $_____

New First Lender Name and Address: _____

_____

New First Lender Loan Amount: $_____

New First Lender Loan Interest Rate: $_____

New First Lender Loan Maturity Date: _____, 20__

New First Lender Loan Monthly Payment Amount: $_____

Note: pursuant to Section 17.2 of the Resale Restriction Agreement, the new loan amount may not exceed the greater of the outstanding balance of the original First Lender Loan and 90% of the appraised fair market value of the Property.

Under penalty of perjury, Owner hereby certifies that the above information is true and correct.

OWNER:

Signature: _____

Print Name: _____ Date:_____,20__

Signature: _____

Print Name: _____ Date:_____,20__

Exhibit G

FORM OF EXCESS PROCEEDS NOTE

$_____ (Initial Subsidy) Eastvale, California

Plus Shared Appreciation _____, 20__

FOR VALUE RECEIVED, the undersigned _____ and _____ (collectively, the "**Borrower**") promise to pay immediately when due to the order of the City of Eastvale, a municipal corporation ("**City**"), at 12363 Limonite Avenue, Suite 910, Eastvale, California 91752 or at any other place that may be designated in writing by the City, all sums payable to City pursuant to the Resale Restriction Agreement (defined below), including without limitation, the sum of _____ Dollars ($_____) as repayment of the Initial Subsidy pursuant to Section 10 of the Resale Restriction Agreement, (ii) the City's Share of Appreciation pursuant to Section 10 of the Resale Restriction Agreement, and (iii) Excess Rental Proceeds, if any, pursuant to Section 5.3 of the Resale Restriction Agreement. All sums due hereunder shall be payable in lawful money of the United States of America.

1. Definitions. As used herein, the following terms shall have the meanings set forth in this Section. Capitalized terms used without definition in this Note shall have the meanings ascribed to such terms in the Resale Restriction Agreement.

"**Appreciation Amount"** means the difference between (a) the resale price of the Property (or, if applicable, the fair market value of the Property at the time of any Prohibited Transfer if the Property is not sold, or the sale price of the Property at any foreclosure sale), and (b) the Initial Market Value, minus the appraised value of any Eligible Capital Improvements.

"**City Deed of Trust**" means that certain Deed of Trust, Assignment of Rents and Security Agreement dated as of the date hereof, executed by Borrower as Trustor for the benefit of the City and recorded against the Property to secure repayment of this Note and performance under the Resale Restriction Agreement.

"**City Documents**" means collectively this Note, the City Deed of Trust, and the Resale Restriction Agreement.

"**City's Equity Share Percentage**" means the percentage equal to the Initial Subsidy divided by the Initial Market Value. The City's Equity Share Percentage is _____ percent (____%).

"City's Share of Appreciation" means the amount calculated by multiplying the City's Equity Share Percentage by the Appreciation Amount.

"Eligible Capital Improvements" is defined in Section 11 of the Resale Restriction Agreement.

"**Event of Default**" is defined in Section 9 of this Note.

"**Excess Rental Proceeds**" is defined in Section 5.2 of the Resale Restriction Agreement.

"**Initial Market Value**" means the fair market value of the Property at the time of Borrower's acquisition of the Property. The Initial Market Value of the Property is _____ Dollars ($_____).

"**Initial Purchase Price**" means _____ Dollars ($_____) which is the below market-rate purchase price that Borrower paid or will pay to acquire the Property. In accordance with the Density Bonus Statute, the Initial Purchase Price was set at a price resulting in Affordable Housing Cost (as defined in the Resale Restriction Agreement).

"**Initial Subsidy**" means the amount equal to the Initial Market Value minus the Initial Purchase Price plus the amount of any down payment assistance or mortgage assistance provided to Borrower by the City. The amount of the Initial Subsidy is stated in the first paragraph of this Note.

"**Note**" means this Excess Proceeds Promissory Note, as it may be amended, modified or supplemented from time to time.

"Permitted Transfer" means a Transfer permitted in accordance with Section 7 of the Resale Restriction Agreement.

"**Prohibited Transfer**" is defined in Section 7 of the Resale Restriction Agreement.

"**Property**" means the property located at _____ Street in the City of Eastvale together with the improvements located thereon, as more particularly described in Exhibit A attached to the City Deed of Trust.

"**Resale Restriction Agreement"** means that certain Affordable Housing Resale and Refinancing Restriction Agreement with Equity Share and Option to Purchase executed by and between City and Borrower, dated as of the date of this Note and recorded in the Official Records of Riverside County.

"**Security**" is defined in the City Deed of Trust.

"Transfer" means any voluntary or involuntary sale, assignment or transfer of ownership or any interest in the Property, including, but not limited to, a fee simple interest, a joint tenancy interest, tenancy in common, a life estate or other limited estate, a leasehold interest (unless approved pursuant to Section 5 of the Resale Restriction Agreement), an interest evidenced by a land contract by which possession of the Property is transferred, and the granting of a security interest pursuant to a mortgage or deed of trust.

2. Financing Pursuant to City's Affordable Housing Program; Borrower's Obligation to Comply with Program Regulations and Repay Initial Subsidy, Shared Appreciation, and Excess Rental Proceeds. This Note is made and delivered pursuant to, and in implementation of, the City's Affordable Housing Density Bonus Program, pursuant to which, the City, in order to assist Borrower to purchase the Property, has arranged for the sale of the Property to Borrower at a below market price. Borrower acknowledges Borrower's obligation to comply with the requirements of the City Documents and the City's Program Guidelines. Concurrently with the execution of this Note, Borrower shall execute the City Deed of Trust and the Resale Restriction Agreement, each of which shall be recorded against the Property. The Resale Restriction Agreement requires the Property to be owner-occupied, and obligates Borrower to pay to the City Excess Rental Proceeds in connection with any rental or lease of the Property in violation of the Resale Restriction Agreement. Pursuant to the Resale Restriction Agreement, upon the sale, Prohibited Transfer, foreclosure, or any other Transfer of the Property other than a Permitted Transfer, Borrower is obligated to repay to City the Initial Subsidy, City's Share of Appreciation, and any unpaid balance of Excess Rental Proceeds. If the Appreciation Amount is determined to be zero or less than zero, only the Initial Subsidy and any unpaid Excess Rental Proceeds shall be due and payable.

3. Repayment. The Initial Subsidy, any unpaid balance of Excess Rental Proceeds, and City's Share of Appreciation, calculated in accordance with the Resale Restriction Agreement, shall be immediately due and payable in full upon the occurrence of a sale, Prohibited Transfer, foreclosure, or any other Transfer of the Property other than a Permitted Transfer or upon the occurrence of a default by Borrower under any City Document that remains uncured beyond the applicable cure period. City's failure to declare such amounts due in any instance shall not constitute a waiver on the part of the City to declare them due in the future. Borrower will pay to City all sums owing under this Note without deduction, offset, or counterclaim of any kind.

4. Default Rate of Interest. If any sum payable to City pursuant to the Resale Restriction Agreement or this Note is not paid to City within ten (10) days of the due date thereof, then interest shall accrue on such sum at a rate equal to the lesser of ten percent (10%) interest per annum, compounded annually, or the maximum rate permitted by law.

5. Prepayment;. This Note may not be prepaid in whole or in part. *[Allow prepayment in full after ___ years?]*

6. Due on Sale or Transfer; No Assumption. This Note is not assumable except in accordance with Section 7 of the Resale Restriction Agreement in connection with a Permitted Transfer.

7. Security. This Note is secured by the City Deed of Trust. The holder of this Note will be entitled to the benefits of the security provided by the City Deed of Trust and will have the right to enforce the covenants and agreements of Borrower contained therein and in the Resale Restriction Agreement.

8. Transfer. Borrower shall not Transfer, lease, sell, assign, refinance, encumber or convey any interest in the Property without complying with all requirements of the Resale

Restriction Agreement. Borrower's failure to comply with the requirements of this paragraph shall be a Default under this Note.

9. Events of Default**.** The occurrence of any one or more of the following shall constitute an Event of Default hereunder:

(1) The City determines that the Borrower has made a misrepresentation to obtain the benefits of purchasing the Property or in connection with its obligations under the City Documents;

(2) The Borrower fails to occupy the Property as Borrower's principal residence, as required pursuant to the Resale Restriction Agreement, and such failure continues following written notice by the City and thirty (30) days opportunity to cure following the date of such notice;

(3) The Borrower rents or leases the Property, in violation of the Resale Restriction Agreement, and such failure continues following written notice by the City and thirty (30) days opportunity to cure following the date of such notice;

(4) The Borrower fails to provide information to the City necessary to determine Borrower's compliance with the requirements of the Resale Restriction Agreement, and such failure continues following written notice by the City and thirty (30) days opportunity to cure following the date of such notice;

(5) The Borrower fails to pay property taxes or maintain the insurance coverage required for the Property pursuant to the Resale Restriction Agreement and the City Deed of Trust;

(6) The Borrower fails to maintain the Property pursuant to adopted City codes and standards, and such failure continues following written notice by the City and thirty (30) days opportunity to cure following the date of such notice;

(7) The Borrower places a mortgage or encumbrance on the Property in violation of the Resale Restriction Agreement;

(8) The occurrence of any actual, attempted, or pending Prohibited Transfer of the Property or any estate or interest therein;

(9) Recordation of a notice of default and/or notice of sale pursuant to California Civil Code Section 2924 (or successor provisions) under any deed of trust or mortgage with a power of sale encumbering the Property;

(10) Commencement of a judicial or nonjudicial foreclosure proceeding regarding the Property;

(11) Execution by Borrower of a deed in lieu of foreclosure transferring ownership of the Property;

(12) Commencement of a proceeding or action in bankruptcy, whether voluntary or involuntary, pursuant to Title 11 of the United States Code or other bankruptcy statute, or any other insolvency, reorganization, arrangement, assignment for the benefit of creditors, receivership or trusteeship, concerning the Borrower;

(13) Any other default or breach of any covenant, warranty, promise or representation under the City Documents, and such default or breach continues following written notice by the City and thirty (30) days opportunity to cure following the date of such notice.

10. Remedies. Upon the occurrence of an Event of Default, the giving of any required notice thereof, and the expiration of any applicable cure period, City may, at its option, exercise any one or more of the following remedies:

a. Declare all of the sums payable under this Note to be immediately due and payable without further demand.

b. Pursue the exercise of the power of sale provided under the City Deed of Trust.

c. Either in person or by agent, with or without bringing any action or proceeding, or by a receiver appointed by a court, and without regard to the adequacy of its security, enter upon the Property and take possession thereof (or any part thereof) and of any of the Security in its own name or in the name of the Trustee, and do any acts which it deems necessary or desirable to preserve the value or marketability of the Property, or part thereof or interest therein, or protect the security thereof. The entering upon and taking possession of the Security shall not cure or waive any breach hereunder or invalidate any act done in response to such breach, and notwithstanding the continuance in possession of the Property, the City shall be entitled to exercise every remedy provided by the City Documents or by law, upon the occurrence of any uncured breach.

d. Commence an action to foreclose the City Deed of Trust as a mortgage, appoint a receiver, or specifically enforce any of the covenants set forth in the City Documents.

e. Exercise its option to purchase the Property pursuant to the Resale Restriction Agreement.

f. Exercise all other rights and remedies provided herein or in any other City Document.

g. Exercise any other remedy provided by law or in equity.

The rights and remedies of the City hereunder are cumulative, and the City's exercise or failure to exercise one or more of such rights or remedies shall not preclude City's exercise, at the same time or different times, of any other right or remedy for the same default or any other default.

11. Borrower's Personal Liability. Borrower will be fully and personally liable for all loss, cost, liability, damage and expense (including without limitation attorneys' fees) suffered or incurred by City arising from any of the following:

a. Failure to pay taxes, assessments, and any other charges that could result in liens against any portion of the Property or any other Security.

b. Failure to pay and discharge any mechanics' liens, materialmen's liens, or other unpermitted liens against any portion of the Property or any other Security.

c. Borrower's fraud or intentional misrepresentation with respect to any representations, warranties, or certifications made in or pursuant to the City Documents or in connection with Borrower's application to participate in the City's affordable housing program.

d. Borrower's retention or use of insurance proceeds, condemnation awards, or other similar funds or payments attributable to the Property or any other Security that pursuant to the City Documents should have been paid to City or used for another purpose.

e. Waste of the Property, or any other failure to maintain, repair, or restore any portion of the Property or any other Security in accordance with the requirements of the City Documents.

f. The failure of the City Documents to constitute a lien or security interest, as applicable, on the Property or any other Security, subject only to those exceptions, if any, permitted by the City Documents or otherwise approved in writing by City.

Nothing in this paragraph will affect or limit the rights of City to enforce any of City's rights or remedies with respect to any portion of the Property or any other Security.

12. Borrower's Waivers. Borrower hereby expressly waives diligence, presentment, protest, and demand, and notice of protest, notice of dishonor and notice of nonpayment of this Note, and expressly waives any rights to be released by reason of any extension of time or change in terms of payment, or change, alteration or release of any security given for the payments hereof, and expressly waives the right to plead any and all statutes of limitation as a defense to any demand on this Note.

13. Notices. All notices, requests, demands, reports or other communications regarding this Note shall be in writing and delivered: (i) personally; or (ii) by independent, reputable, overnight commercial courier; or (iii) by deposit in the United States mail, postage and fees fully prepaid, registered or certified mail, with return receipt requested; addressed as follows, or to such other address as specified in written notice delivered to the parties pursuant to this Section:

To Borrower: At the Property address.

To City: City of Eastvale
12363 Limonite Avenue, Suite 910
Eastvale, CA 91752
Attention: Community Development Department

Any notice that is personally delivered (including by means of professional messenger service, courier service such as United Parcel Service or Federal Express, or by U.S. Postal Service), shall be deemed received on the documented date of delivery thereof.

14. Assignment by Lender; Successors and Assigns. This Note shall be binding upon Borrower and Borrower's heirs, successors and assigns; provided however, Borrower may not assign this Note without City's prior written consent except as may be permitted in accordance with the Resale Restriction Agreement. City may assign its rights to receive the proceeds under this Note to any person or entity without the consent of Borrower, and upon notice to Borrower of such assignment, all payments shall be made to the assignee.

15. No Joint Venture. The relationship of Borrower and City under this Note is solely that of a participant and administrator of an affordable housing program, and in no manner are the City and the Borrower partners or joint venturers, nor do any of the City Documents establish a principal and agent relationship between City and Borrower.

16. Attorneys' Fees and Costs. If any legal action is filed to interpret or enforce this Note, the prevailing party shall be entitled to an award of its reasonable attorneys' fees, costs and expenses incurred therein. Borrower agrees to pay all costs and expenses (including reasonable attorneys' fees) that City may incur in connection with enforcement of this Note and collection of sums payable hereunder whether or not suit is filed.

17. No Third-Party Beneficiaries. This Note shall not benefit or be enforceable by any person or entity except the City and the Borrower and their respective successors and assigns.

18. Entire Agreement; Amendments. This Note, together with the Resale Restriction Agreement and the City Deed of Trust, sets forth the entire understanding between Borrower and the City with respect to the subject matter hereof. Any previous representations, warranties, agreements, and understandings among the parties regarding the subject matter of the Resale

Restriction Agreement, this Note and City Deed of Trust whether written or oral, are superseded by the terms of the Resale Restriction Agreement, this Note and the City Deed of Trust. This Note may be modified or amended only by a written instrument duly executed by City and Borrower.

19. No Waiver. Any waiver of any term or provision of this Note must be in writing. No waiver of any breach, default or failure of condition under this Note or any other City Document shall be implied from City's failure or delay in declaring a default or exercising any of City's rights or remedies with respect to such breach, default or failure, or from any previous waiver of any similar or unrelated breach, default or failure, nor shall acceptance by City of any payment hereunder constitute a waiver of City's right to require prompt payment of any remaining amounts owed. Without limiting the generality of the foregoing, City's failure or delay in declaring any amount due hereunder shall not constitute a waiver of City's right to declare such sum due for the same or any subsequent event that triggers Borrower's payment obligations hereunder.

20. Severability. If any provision of this Note shall be held by a court of competent jurisdiction to be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions of this Note shall not be affected or impaired thereby.

21. Controlling Law and Venue. The terms of this Note shall be interpreted under the laws of the State of California without regard to principles of conflicts of law. This Note was entered into and is to be performed in the County of Riverside, California which is the exclusive venue for any action or dispute arising hereunder.

22. Captions. All captions and headings in this Note are for the purposes of reference and convenience and shall be disregarded for all other purposes, including the construction or enforcement of any of the provisions of this Note.

23. Joint and Several. The obligations of each signatory to this Note shall be joint and several.

24. Time of the Essence. Time is of the essence with regard to all matters contained in this Note.

IN WITNESS WHEREOF, Borrower has executed and delivered this Note as of the date first written above.

BORROWER:

By: _____

Print Name:_____

By: _____

Print Name:_____

Exhibit H

FORM OF CITY DEED OF TRUST

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City of Eastvale
c/o Community Development
12363 Limonite Avenue, Suite 910
Eastvale, CA 91752

EXEMPT FROM RECORDING FEES PER
GOVERNMENT CODE §27383

Space above this line for Recorder's use.

Escrow No. _____
Property Address: _____
APN: _____

DEED OF TRUST, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT

THIS DEED OF TRUST, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT ("**Deed of Trust**") is made as of _____, 20__, by _____ and _____ (collectively, "**Trustor**") as Trustor, to **[**_____ Title Company**] [**the City of Eastvale, a municipal corporation**]** ("**Trustee**") as Trustee, for the benefit of the City of Eastvale, a municipal corporation (the "**City**") as Beneficiary.

The Trustor, in consideration of the indebtedness and promises herein recited, and the trust herein created, irrevocably and unconditionally grants, transfers, conveys and assigns to Trustee, in trust for the benefit of City, with power of sale and right of entry and possession, all of Trustor's right, title and interest now held or hereafter acquired in and to the property located in the City of Eastvale, County of Riverside, State of California, described in the attached Exhibit A and more commonly known as: _____ Street, Eastvale, California (the "**Property**");

TOGETHER with the rents, issues, and profits of such Property, subject however, to the right, power, and authority granted and conferred on City in this Deed of Trust to collect and apply the rents, issues, and profits; and

TOGETHER with all the improvements now or hereafter erected on the Property, and all easements, rights of way, and appurtenances thereto, and all fixtures now or hereafter attached to the Property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the Property covered by this Deed of Trust;

All of the foregoing, together with the Property, is herein collectively referred to as the "**Security**."

TO HAVE AND TO HOLD the Security, together with acquittances, to the Trustee, its successors and assigns forever;

TO SECURE to the City the payment of the sums, and the performance of the covenants and agreements of the Trustor evidenced by (i) that certain Affordable Housing Resale and Refinancing Restriction Agreement with Equity Sharing and Option to Purchase executed by and between Trustor and City, dated as of the date hereof and recorded substantially concurrently herewith (the "**Resale Restriction Agreement**"), and (ii) that certain Excess Proceeds Promissory Note (the "**City Note**") dated as of the date hereof and executed by Trustor for the benefit of City, pursuant to which Trustor is obligated to repay to the City (i) the Initial Subsidy in the amount of _____ Dollars ($_____), (ii) City's Share of Appreciation, and (iii) Excess Rental Proceeds as defined in the Resale Restriction Agreement, and all extensions, modifications, or renewals of the City Note and the Resale Restriction Agreement. The City Note and the Resale Restriction Agreement are incorporated herein by this reference; and

TO SECURE the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Deed of Trust and the performance of the covenants and agreements of Trustor herein contained.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is agreed as follows:

1. Trustor's Estate. Trustor represents and warrants that Trustor is lawfully seized of the estate hereby conveyed, has the right to grant and convey the Security, and that other than this Deed of Trust, the Security is encumbered only by: (1) that certain deed of trust executed by Trustor and recorded against the Property substantially concurrently herewith to secure repayment of a loan made by _____ (the "**First Mortgage Lender**") to assist Trustor in the purchase of the Property and evidenced by a promissory note executed by Trustor in favor of the First Mortgage Lender in the original principal amount of _____ Dollars ($_____) (the "**First Mortgage Note**"), and (2) the Resale Restriction Agreement. Trustor agrees to warrant and defend generally the title to the Security against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring the City's interest in the Security, and Trustor shall pay all costs and expenses, including cost of evidence of title and attorneys' fees in a reasonable sum, in any such action or proceeding in which City or Trustee may appear, and in any suit brought by City to foreclose this Deed of Trust. As used in this Deed of Trust, the term "First Mortgage Lender" shall include all successors and assigns of the First Mortgage Lender with respect to the First Mortgage Note.

2. City Note and Resale Restriction Agreement. Trustor will promptly pay when due all sums payable pursuant to the City Note and shall perform all of Trustor's covenants and obligations under the City Note, the Resale Restriction Agreement, and this Deed of Trust.

3. Charges and Liens. Trustor will promptly pay when due, the interest, principal, and all other charges accruing under any deed of trust, mortgage, or other instrument encumbering the Property, and will pay when due directly to the payee thereof all taxes, assessments and other charges, fines and impositions affecting the Property. Upon request by the City, Trustor will promptly furnish to the City copies of all notices of amounts due described in this Section and evidence of payment of such amounts. Trustor shall pay when due each obligation secured by or reducible to a lien, charge or encumbrance which now does or later may encumber or appear to encumber all or part of the Property or any interest therein, whether or not such lien, charge or encumbrance is or would be senior or subordinate to this Deed of Trust; provided however, Trustor will not be required to discharge the lien of the deed of trust securing the First Mortgage Note (the "**First Mortgage Deed of Trust**"), and Trustor will not be required to pay any tax, charge, lien or assessment described in this Section so long as Trustor is actively contesting its validity in good faith and by appropriate legal proceedings that will operate to prevent the enforcement of the lien or forfeiture of the Property or any part thereof. Trustor shall post security for the payment of such contested claims as may be requested by the City.

4. Protection of Security. If Trustor fails to perform any of the covenants and agreements set forth in this Deed of Trust, or if any action or proceeding is commenced that materially affects City's interest in the Property, including, but not limited to, default under any senior lienholder document, eminent domain, insolvency, code enforcement, arrangements or proceedings involving a bankrupt or decedent, foreclosure of any mortgage secured by the Property or sale of the Property under a power of sale of any instrument secured by the Property, City, at its option, without releasing Trustor from any obligation hereunder, may upon notice to Trustor, make such appearance, disburse such sums and take such action as is necessary to protect City's interest, including, but not limited to, the purchase of insurance, disbursement of reasonable attorneys' fees and entry upon the Property to make repairs. Any amounts disbursed by City pursuant to this Section, with interest thereon, shall become additional indebtedness of Trustor secured by this Deed of Trust. Unless Trustor and City agree to other terms of payment, such amounts shall be payable upon notice from City to Trustor requesting payment thereof, and shall bear interest from the date of disbursement at the highest rate permissible under applicable law. Nothing contained in this Section shall require City to incur any expense or take any action hereunder.

5. Inspection. The City may make, or cause to be made, reasonable entries upon the Property and inspections of the Security; provided that the City will give Trustor reasonable notice of inspection.

6. Title Insurance. At Trustor's expense, Trustor shall purchase a CLTA lender's policy of title insurance for the benefit of City, insuring this Deed of Trust as a secondary lien on the Property, with no delinquent taxes or assessment liens appearing as exceptions to title.

7. Hazard Insurance. Trustor shall keep the Property insured by a standard all-risk property insurance policy with endorsements for vandalism, malicious mischief, and special extended perils, in the full replacement value of the improvements, and with endorsements for increases in costs due to changes in code and inflation, with loss payable to City and any superior trust deed holder, as their interests may appear, and any other insurance required by the City.

The insurance carrier providing such insurance shall be licensed to do business in the State of California and may be chosen by Trustor, subject to approval by City. All insurance policies and renewals thereof shall be in a form acceptable to the City, and shall include a standard mortgagee clause with standard lender's endorsement in favor of the holder of any senior lien and the City as their interests may appear and in a form acceptable to the City. Trustor shall provide City with copies of all policies and renewals thereof, certificates of insurance, all renewal notices and all receipts of paid premiums. In the event of loss, Trustor shall give prompt notice to the insurance carrier and the City or its designated agent. The City, or its designated agent, may make proof of loss if not made promptly by Trustor. The policies shall include an endorsement providing that City shall receive thirty (30) days' advance written notice of the cancellation, expiration or termination or any material change in the coverage afforded by any of the insurance policies required under this Section.

If the Property is acquired by the City, all right, title and interest of Trustor in and to any insurance policy and in and to the proceeds thereof resulting from damage to the Property prior to the sale or acquisition will pass to the City to the extent of the sums secured by this Deed of Trust immediately prior to such sale or acquisition, subject to the rights of the holder of any senior lien.

Renewal policies and any replacement policies, together with premium receipts satisfactory to the City, shall be delivered to the City at least thirty (30) days prior to the expiration of existing policies. Neither Trustee nor the City shall by reason of accepting, rejecting, approving or obtaining insurance incur any liability for the existence, nonexistence, form or legal sufficiency of such insurance, or solvency of any insurer for payment of losses. The application of proceeds pursuant to this Section shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

8. Awards and Damages. Subject to the rights of senior lienholders, all judgments, awards of damages, settlements and compensation made in connection with or in lieu of (a) taking of all or any part of or any interest in the Property by or under assertion of the power of eminent domain, (b) any damage to or destruction of the Property or any part thereof by insured casualty, and (c) any other injury or damage to all or any part of the Property, are hereby assigned to and shall be applied to the restoration or repair of the Property (if applicable) or paid to the City. The City is authorized and empowered (but not required) to collect and receive any such sums and is authorized to apply them in whole or in part upon any indebtedness or obligation secured hereby, in such order and manner as the City shall determine at its option. The City shall be entitled to settle and adjust all claims under insurance policies provided under

this Deed of Trust and may deduct and retain from the proceeds of such insurance the amount of all expenses incurred by it in connection with any such settlement or adjustment. All or any part of the amounts so collected and recovered by the City may be released to Trustor upon such conditions as the City may impose for its disposition. Application of all or any part of the amounts collected and received by the City or the release thereof shall not cure or waive any default under this Deed of Trust. If the Property is abandoned by Trustor, or if, after notice by City or its designated agent to Trustor that the condemnor or insurer offers to make an award or settle a claim for damages, Trustor fails to respond to City within thirty (30) days after the date such notice is mailed, City or its designated agent is authorized to collect and apply the proceeds, at City's option, either to restoration or repair of the Property or to the sums secured by this Deed of Trust.

9. Maintenance. Trustor shall maintain the Property and all structures and landscaping thereon in good condition and repair. Trustor agrees to complete installation of landscaping as approved by the City, and to diligently maintain and care for installed landscaping, using generally accepted methods of cultivation and watering. Trustor shall not remove or demolish any building located on the Property, and agrees to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon, and to pay when due all claims for labor performed and materials furnished therefor, and to comply with all laws affecting the Property or requiring any alterations or improvements to be made thereon. Trustor shall not commit or permit waste thereof, and shall not commit or permit any act upon the Property in violation of applicable laws. Trustor will comply with all applicable laws, ordinances and governmental regulations affecting the Property or requiring any alteration or improvement thereof, and will not suffer or permit any violations of any such law, ordinance or governmental regulation, nor of any covenant, condition or restriction affecting the Property. If there arises a condition in contravention of this Section, and if the Trustor has not cured such condition within thirty (30) days after receiving a notice from City of such a condition, then in addition to any other rights available to City, City shall have the right (but not the obligation) to perform all acts necessary to cure such condition, and to establish or enforce a lien or other encumbrance against the Property to recover its cost of cure.

10. Occupancy. Trustor shall occupy the Property as Trustor's primary residence, and the Property shall be used as the primary residence of Trustor and Trustor's household and for no other purpose. The Property shall not be leased or rented by Trustor to any person or entity other than as expressly permitted by the Resale Restriction Agreement. The City shall have the right to monitor whether the Property is owner-occupied by requesting that Trustor provide City with a written certification under penalty of perjury that the Property is owner-occupied, accompanied by supporting documentation reasonably satisfactory to the City.

11. Transfer. Trustor shall not transfer, lease, sell, assign, refinance, encumber or convey any interest in the Property without complying with all requirements of the Resale Restriction Agreement.

12. Assignment of Rents. Trustor hereby irrevocably, absolutely, presently and unconditionally assigns to City the rents, issues, revenue and profits of the Property. This is an

absolute assignment and not an assignment for security only. Subject to the limitations on lease or rental of the Property as set forth herein and in the Resale Restriction Agreement, City hereby confers upon Trustor a license to collect and retain such rents, issues, revenue and profits, as they become due and payable prior to any Default hereunder. Upon the occurrence of any such Default, City may terminate such license without notice to or demand upon Trustor and without regard to the adequacy of any security for the indebtedness hereby secured, and may either in person, by agent, or by a receiver to be appointed by a court, enter upon and take possession of the Property or any part thereof, and sue for or otherwise collect such rents, issues, and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorneys' fees, to any indebtedness secured hereby, and in such order as City may determine. City's right to the rents, issues, revenue and profits of the Property does not depend upon whether or not City takes possession of the Property. The entering upon and taking possession of the Property, the collection of such rents, issues, revenue and profits, and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice. If a Default occurs while City is in possession of all or part of the Property and/or is collecting and applying rents as permitted under this Deed of Trust, City, Trustee and any receiver shall nevertheless be entitled to exercise and invoke every right and remedy afforded any of them under this Deed of Trust and at law or in equity, including the right to exercise the power of sale granted hereunder. Regardless of whether or not City, in person or by agent, takes actual possession of the Property, City shall not be deemed to be a "mortgagee in possession," shall not be responsible for performing any obligation of the lessor under any lease, shall not be liable in any manner for the Property, or the use, occupancy, enjoyment or operation of any part of it , and unless due solely to the willful misconduct or gross negligence of City, shall not be responsible for any dangerous or defective condition of the Property or any negligence in the management, repair or control of the Property.

13. Default. An event of default (**"Default")** shall arise hereunder upon the occurrence of any one or more of the following and the expiration of any applicable cure period:

(a) Trustor fails to occupy the Property as Trustor's principal residence;

(b) The sale, conveyance, encumbrance, refinance, assignment or other transfer of the Property including without limitation, the lease or rental of the Property in violation of the Resale Restriction Agreement;

(c) An event of default arises under the City Note or the Resale Restriction Agreement and such default remains uncured following the expiration of any applicable cure period;

(d) Trustor fails to pay when due any sum payable pursuant to the City Note, the Resale Restriction Agreement or this Deed of Trust;

(e) The Property is refinanced or encumbered in violation of the Resale Restriction Agreement or this Deed of Trust;

(f) Trustor fails to maintain insurance on the Property as required by the Resale Restriction Agreement and this Deed of Trust,

(g) Subject to Trustor's right to contest the following charges, Trustor fails to pay prior to delinquency taxes or assessments due on the Property or fails to pay when due any other charge that may result in a lien on the Property, and Trustor fails to cure such default within twenty (20) days of date of delinquency, but in all events upon the imposition of any such tax or other lien;

(h) Trustor declares bankruptcy or makes an assignment of assets for the benefit of creditors, or an order for relief is entered under federal bankruptcy laws as to Trustor, or Trustor is adjudicated as insolvent or bankrupt pursuant to the provisions of any state or federal insolvency or bankruptcy, or Trustor consents to, acquiesces in, or attempts to secure the appointment of, any receiver for all or any substantial part of the Property;

(i) The occurrence of an event of default under any loan secured by the Property and the continuance of such default beyond the expiration of all applicable cure periods such that the holder of such loan has the right to accelerate such loan.

(j) Trustor fails to observe or perform any other covenant, condition, or agreement to be observed or performed by Trustor pursuant to the City Note, the Resale Restriction Agreement or this Deed of Trust.

14. Remedies. Upon the occurrence of a Default, the giving of notice thereof and the expiration of any applicable cure period, City may, at its option, exercise any one or more of the following remedies:

a. Declare all of the sums payable under the City Note to be immediately due and payable without further demand.

b. Pursue the exercise of the power of sale provided under this Deed of Trust.

c. Either in person or by agent, with or without bringing any action or proceeding, or by a receiver appointed by a court, enter upon, take possession thereof (or any part thereof) and of any of the Security, in its own name or in the name of Trustee, and do any acts which it deems necessary or desirable to preserve the value or marketability of the Property, or part thereof or interest therein, increase the income therefrom, or protect the security thereof. The entering upon and taking possession of the Security shall not cure or waive any breach hereunder or invalidate any act done in response to such breach and, notwithstanding the continuance in possession of the Security, the City shall be entitled to exercise every right and remedy provided under the City Note, this Deed of Trust, or the Resale Restriction Agreement, or by law upon the occurrence of any uncured breach.

d. Commence an action to foreclose this Deed of Trust as a mortgage, appoint a receiver, or specifically enforce any of the covenants hereof.

e. Exercise its option to purchase the Property pursuant to the Resale Restriction Agreement.

f. Exercise all other rights and remedies provided herein, in the instruments by which the Trustor acquires title to any Security, or in any other document or agreement now or hereafter evidencing, creating or securing all or any portion of the obligations secured hereby.

g. Exercise any other remedy provided by law or in equity.

15. Acceleration and Sale.

(a) Notice of Default. Upon Trustor's breach of any covenant or agreement of Trustor under the City Note, the Resale Restriction Agreement or this Deed of Trust, City shall mail notice to Trustor as provided in Section 24 hereof specifying: (i) the nature of the breach; (ii) the action required to cure such breach; (iii) a date no less than thirty (30) days from the date the notice is mailed to Trustor by which such breach must be cured or such shorter cure period as may be provided in the City Note, the Resale Restriction Agreement or this Deed of Trust; and (iv) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the Loan and the sale of the Property. The notice shall further inform Trustor of Trustor's right to reinstate after acceleration and the right to bring a court action to assert the nonexistence of a default or any other defense of Trustor to acceleration and sale. If the breach is not cured on or before the date specified in the notice, City at City's option declare all of the sums secured by this Deed of Trust to be immediately due and payable without further demand and may invoke the power of sale and/or pursue any other remedy provided herein or available under law. City shall be entitled to collect from the Trustor, or from the proceeds of the sale of the Property, all reasonable costs and expenses incurred in pursuing the remedies provided hereunder, including, but not limited to, reasonable attorneys' fees.

If a non-monetary default is not reasonably capable of being cured within thirty (30) days, the City, in its sole and absolute discretion, may grant the Trustor or the First Mortgage Lender such additional time as is reasonably necessary to cure the default provided that the Trustor or the First Mortgage Lender (i) initiates corrective action within said period, and (ii) diligently, continually, and in good faith works to effect a cure as soon as possible.

Notwithstanding the cure periods established in this Section, in no event shall the City be precluded from sooner exercising any remedies if its security becomes or is about to become materially jeopardized by any failure to cure a default or the default is not cured within ninety (90) days after the first notice of default or delinquency is given.

(b) Trustor's Right to Reinstate. Notwithstanding City's acceleration of the sums secured by this Deed of Trust, Trustor will have the right to have any proceedings begun by City to enforce this Deed of Trust discontinued at any time prior to five (5) days before sale of the Property pursuant to the power of sale contained in this Deed of Trust or at any time prior to entry of the judgment enforcing this Deed of Trust if: (a) Trustor pays City all sums which would be then due under this Deed of Trust and the City Note had no acceleration occurred; (b) Trustor pays all reasonable expenses incurred by City and Trustee in enforcing the covenants and agreements of Trustor contained in this Deed of Trust, including, but not limited to, reasonable attorneys' fees; (c) Trustor cures all breaches of any other covenants or agreements of Trustor set forth in the Resale Restriction Agreement and this Deed of Trust; and (d) Trustor takes such action as City may reasonably require to assure that the lien of this Deed of Trust, City's interest in the Property and Trustor's obligation to pay the sums and perform the obligations secured by this Deed of Trust shall continue unimpaired. Upon such payment and cure by Trustor, this Deed of Trust and the obligations secured hereby will remain in full force and effect as if no acceleration had occurred.

(c) Sale. After delivery to Trustee of a Notice of Default and Demand for Sale and after the expiration of such time and the giving of such notice of default and sale as may then be required by law, and without demand on Trustor, Trustee shall sell the Property at the time and place of sale fixed by it in said notice of sale, at public auction to the highest bidder for cash in lawful money of the United States of America, payable at time of sale. Trustee may postpone sale of all or any portion of the Property by public announcement at such time and place of sale and from time to time thereafter may postpone such sale by public announcement at the time and place fixed by the preceding postponement. Any person, including Trustor, Trustee or the City, may purchase at such sale. Upon such sale by Trustee it shall deliver to such purchaser its deed conveying the Property so sold, but without any covenant or warranty expressed or implied. The recitals in such deed of any matters or facts shall be conclusive proof of their truthfulness. Upon sale by Trustee and after deducting all costs, expenses and fees of Trustee, Trustee shall apply the proceeds of sale to the payment of the indebtedness hereby secured, including without limitation the indebtedness evidenced by the City Note, any advances made or costs or expenses paid or incurred by City under this Deed of Trust, any indebtedness evidenced by any other instrument hereby secured, and all other sums then secured hereby, including without limitation, interest as provided in the City Note and the Resale Restriction Agreement, in such order as the City shall direct; and then the remainder, if any, shall be paid to the person or persons legally entitled thereto.

16. Remedies Cumulative; No Waiver. No exercise of any right or remedy by the City or Trustee hereunder shall constitute a waiver of any other right or remedy herein contained or provided by law, and no delay or forbearance by the City or Trustee in exercising any such right or remedy hereunder shall operate as a waiver thereof or preclude the exercise thereof in any continued or subsequent default hereunder. All remedies provided in this Deed of Trust are distinct and cumulative to any other right or remedy under this Deed of Trust or any other document, or afforded by law or equity, and may be exercised concurrently, independently or successively. No sale of the Property, forbearance on the part of City, or extension of the time for payment of the indebtedness hereby secured shall operate to release, discharge, waive, modify, change or affect the liability of Trustor either in whole or in part.

17. Indemnity. Trustor agrees to defend, indemnify, and hold the City of Eastvale and its elected and appointed, officers, officials, employees, agents, contractors and consultants harmless from all losses, damages, liabilities, claims, actions, judgments, costs, and reasonable attorneys' fees that they may incur as a direct or indirect consequence of: (i) Trustor's failure to perform any obligations as and when required by the City Note, the Resale Restriction Agreement, and this Deed of Trust; or (ii) the failure at any time of any of Trustor's representations or warranties herein or in the Resale Restriction Agreement or the City Note to be true and correct.

18. Due on Transfer of the Property. If the Trustor sells, conveys, assigns, transfers, alienates, or otherwise disposes of its interest in the Property, either voluntarily or involuntarily or by operation of law, in part or in full, in violation of the Resale Restriction Agreement, the City may, at its option, require immediate payment in full of all sums due under the City Note.

19. Reconveyance. Upon payment of all sums and satisfaction of all obligations secured by this Deed of Trust, including without limitation, payment of the Initial Subsidy, City's Share of Appreciation, and any unpaid balance of Excess Rental Proceeds, and upon the expiration or termination of the Resale Restriction Agreement, the City will provide a written request to the Trustee to reconvey the Security and will surrender this Deed of Trust and the City Note to Trustee. The Trustee shall reconvey the Security without warranty and without charge to the person or persons legally entitled thereto. Such person or persons shall pay all costs of recordation, if any. The recitals in the reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof.

20. Trustee Substitution. The City, at its option and without prior notice, may from time to time, by written instrument, remove the Trustee and appoint a successor trustee pursuant to a written instrument executed by City and duly acknowledged and recorded in the Official Records of Riverside County. Such instrument shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the predecessor Trustee, succeed to all the title, estate, power and duties conferred upon the Trustee herein and by applicable law. Such instrument shall set forth the name of the Trustor, the original Trustee and the Beneficiary hereunder, the book and page where this Deed of Trust is recorded, and the name and address of the new Trustee.

21. City's Rights to Release. Without affecting the liability of any person for payment of any indebtedness hereby secured (other than any person released pursuant hereto), including without limitation any one or more endorsers or guarantors, and without affecting the lien hereof upon any of the Property not released pursuant hereto, at any time and from time to time without notice: (a) City may in its sole discretion: (i) release any person now or hereafter liable for payment of any or all such indebtedness, (ii) extend the time for or agree to alter the terms of payment of any or all of such indebtedness, and (iii) release or accept additional security for such indebtedness, or subordinate the lien or charge hereof; and (b) Trustee, acting pursuant to the written request of the City, may reconvey all or any part of the Property, consent to the

making of any map or plot of the Land, join in granting any easement thereon, or join in any extension agreement of any agreement subordinating the lien or charge hereof.

22. Subordination. Notwithstanding any provision herein, this Deed of Trust shall not diminish or affect the rights of the First Mortgage Lender (defined in Section 1 above) under the First Mortgage Deed of Trust (defined in Section 3 above). Further, this Deed of Trust and the City Note are expressly subordinate to the First Mortgage Deed of Trust and the First Mortgage loan documents.

23. Request for Notice. City requests that copies of any notice of default and notice of sale affecting the Property be sent to City at its address set forth herein. City shall record a Request for Notice of Default and Sale.

24. Notices. All notices, requests, demands, reports or other communications regarding this City Note shall be in writing and delivered: (i) personally; or (ii) by independent, reputable, overnight commercial courier; or (iii) by deposit in the United States mail, postage and fees fully prepaid, registered or certified mail, with return receipt requested, and addressed as follows, or to such other address as specified in written notice delivered to the parties pursuant to this Section:

To Trustor: At the Property address.

To City: City of Eastvale
12363 Limonite Avenue, Suite 910
Eastvale, CA 91752
Attention: Community Development Department

Any notice that is personally delivered (including by means of professional messenger service, courier service such as United Parcel Service or Federal Express, or by U.S. Postal Service), shall be deemed received on the documented date of delivery thereof.

25. Successors Bound. The terms of this Deed of Trust shall be binding upon the Trustor and the Trustor's heirs, legatees, devisees, administrators, executors, successors and assigns.

26. Attorneys' Fees and Costs. If any legal action is filed to enforce or interpret this Deed of Trust, or the interpretation or enforcement thereof, the prevailing party shall be entitled to an award of its reasonable attorneys' fees, costs and expenses incurred therein.

27. No Waiver. Any waiver of any term or provision of this Deed of Trust must be in writing. No waiver shall be implied from any delay or failure by City to take action on any breach or default hereunder or to pursue any remedy allowed under this Deed of Trust or applicable law. No failure or delay by City at any time to require strict performance of any provision of this Deed of Trust 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.

28. No Third-Party Beneficiaries. This Deed of Trust shall not benefit or be enforceable by any person or entity except the City, the Trustee, and the Trustor and their respective successors and assigns.

29. Entire Agreement. This Deed of Trust, together with the Resale Restriction Agreement and the City Note, sets forth the entire understanding between Trustor and the City with respect to the subject matter hereof. Any previous representations, warranties, agreements, and understandings among the parties regarding the subject matter of the Resale Restriction Agreement, this Deed of Trust and City Note whether written or oral, are superseded by the terms of the Resale Restriction Agreement, the City Note and this Deed of Trust.

30. Amendments. This Deed of Trust shall not be amended except by a written instrument duly executed by Trustor and Beneficiary and recorded in the Official Records of Riverside County.

31. Severability. If any provision of this Deed of Trust shall be held by a court of competent jurisdiction to be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions of this Deed of Trust shall not be affected or impaired thereby.

32. Controlling Law and Venue. The terms of this Deed of Trust shall be interpreted under the laws of the State of California without regard to principles of conflicts of law. This Deed of Trust was entered into and is to be performed in the County of Riverside, California, which is the exclusive venue for any action or dispute arising out of this Deed of Trust.

33. Captions. All captions and headings in this Deed of Trust are for the purposes of reference and convenience and shall be disregarded for all other purposes, including the construction or enforcement of any of provisions thereof.

34. Joint and Several. The obligations of each signatory to this Deed of Trust shall be joint and several.

35. Time of the Essence. Time is of the essence with regard to all matters contained in this Deed of Trust.

SIGNATURES ON FOLLOWING PAGE.

IN WITNESS WHEREOF, Trustor has executed this Deed of Trust as of the date first written above.

TRUSTOR:

By:_____

Print Name:_____

By:_____

Print Name:_____

SIGNATURES MUST BE NOTARIZED.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Riverside)

On _____, 20__, before me, _____,
(Name of 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 of Notary Public

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Riverside)

On _____, 20__, before me, _____,
(Name of 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 of Notary Public

Exhibit A

PROPERTY DESCRIPTION

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

[Insert legal description.]

APN:
ADDRESS:

RESOLUTION NO. 25-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, APPROVING THE DENSITY BONUS, VESTING TENTATIVE TRACT MAP NO. 39022, AND THE MASTER SITE PLANNING AND ARCHITECTURE OF A 76 UNIT SINGLE FAMILY RESIDENTIAL COMMUNITY, WITH PARKING AREAS, LANDSCAPING, AND OPEN SPACE LOCATED AT THE SOUTHEAST CORNER OF ARCHIBALD AVENUE AND GRAPEWIN STREET. ASSESSORS PARCEL NUMBERS 130-070-021, 130-070-015, AND 130-080-004.

WHEREAS, the Planning Department of the City of Eastvale received an application (PLN24-20053) on June 27, 2024, from Warmington Residential California, Inc. (the "Applicant") requesting approval of Vesting Tentative Tract Map 39022 , Major Development Review, and a density bonus agreement to allow for the construction of a new 76-unit single family residential community, four (4) 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. PLN24-20053) 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 20% Density Bonus per Section 120.05.090(b)(2) and (d)(1)(b) of the Eastvale Municipal Code by setting aside at least five percent (5%) 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 setting aside 4 of the maximum 66 units permitted under the general plan density for the 8.3 acre site (approximately 6% of the units) for purchase by very low income households, making the project eligible for a 20% increase in density, or up to 80 units on the 8.3 acre site, thought the developer is proposing 76 units. The developer has requested eleven 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 March 9, 2025, the City of Eastvale City Clerk published a legal notice in compliance with state law concerning PLN24-20053 in the *Press Enterprise*, a local newspaper of general circulation, regarding the Planning Commission meeting on March 19, 2025. In addition, on March 6, 2025, 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 PLN24-20053; and

WHEREAS, the City of Eastvale Planning Commission conducted a duly noticed public hearing on March 19, 2025, at which time it received public testimony concerning Project No. PLN24-20053 and recommended the Eastvale City Council approve the proposed Vesting Tentative Tract Map, Major Development Review for the master site planning and architecture of the Project and Density Bonus Agreement; and

WHEREAS, on April 13, 2025, the City of Eastvale City Clerk published a legal notice in compliance with state law concerning PLN24-20053 in the *Press Enterprise*, a local newspaper of general circulation, regarding the City Council meeting on April 23, 2025. In addition, on April 10, 2025, 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 PLN24-20053; and

WHEREAS, the City of Eastvale City Council conducted a duly noticed public hearing on April 23, 2025, at which time it received public testimony concerning Project No. PLN24-20053 and considered the proposed Vesting Tentative Tract Map, Major Development Review for the master site planning and architecture of the Project and Density Bonus Agreement.

NOW, THEREFORE, THE CITY COUNCIL 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 City Council 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 VESTING TENTATIVE TRACT MAP NO. 39022

Pursuant to Eastvale Subdivision Ordinance No. 460, the staff report dated April 23, 2025, and all evidence and testimony heard at the public hearing of this item, the City Council hereby finds and determines as follows:

Finding 1: Vesting Tentative Tract Map No. 39022 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 Single-Family Low 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 76 single family residential lots, four (4) open space lots for water quality purposes, and five (5) lots for private street purposes consistent with the various provisions of the General Plan. While 76 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 percent (20%) . The maximum unit yield for the 8.3-acre site using the Single-Family Low General Plan density and the State density bonus

is 80 units, and the applicant is proposing to develop 76 units on the site; therefore, the Vesting 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 8.3-acres of land and is physically suitable for the proposed development, where access to the site will be from Archibald Avenue. The current General Plan land use designation of the project site is Single-Family Low, 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 9.16 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 (20-percent density bonus) which allows 9.64 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 8.3-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 seventy-six (76) lots with single family dwellings, four (4) for water quality purposes and five (5) for private 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 dated January 2025 and Western Riverside County MSHCP Consistency Determination dated January 31, 2025, were

prepared for the proposed project. In said documents 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. Several special-status wildlife species were audibly detected both on and off site and six special-status wildlife species have a low potential to occur and were not observed on site. However, site development conditions such as biological resource monitoring, preconstruction nesting bird surveys, preconstruction Burrowing Owl surveys, Kangaroo Rat Mitigation Fees, 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 an all in-tract streets are to be private streets with access easements for emergency personnel only.

SECTION 3. FINDINGS FOR MAJOR DEVELOPMENT REVIEW PLN24-20053

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 April 23, 2025, and all evidence and testimony heard at the public hearing of this item, the City Council 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 Single Family-low. The Single Family-Low 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. Finally, 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.

Finding 5: The proposed project is consistent with the most recently adopted version of the Chino Airport Land Use Compatibility Plan.

Evidence: The project site is not within the Chino Airport Influence Area.

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 April 23, 2025, and all evidence and testimony heard at the public hearing of this item, the City Council hereby finds and determines that the project as proposed satisfies the eligibility criteria for a 20% density increase by setting aside at least 5% 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 City Council'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 City Council of the City of Eastvale hereby approves PLN24-20053, the density bonus agreement between the City and applicant, Vesting Tentative Tract Map 39022 to subdivide three (3) existing residential lots totally 8.3 acres (7.9 net acres) into 76 single family residential lots with four (4) of the residential units proposed as affordable to very-low income, four (4) lots for water quality and open spaces purposes, and five (5) lots for private 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 8312 Grapewin and 8330 Archibald Avenue.

PASSED, APPROVED AND ADOPTED this 23rd day of April, 2025.

_____
Mike McMinn
Mayor

APPROVED AS TO FORM:

_____
Erica Vega
City Attorney

ATTEST:

_____
Marc A. Donohue, MMC
City Clerk

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

I, Marc A. Donohue, City Clerk of the City of Eastvale, California, do hereby certify that the foregoing City Council Resolution No. 25-XX, was duly adopted by the City Council of the City of Eastvale, California, at a regular meeting held on the 23rd day of April 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Marc A. Donohue, MMC
City Clerk

CONDITIONS OF APPROVAL
Planning Application Number and Description: Project No. 24-20053 – Vesting Tentative Tract Map No. 39022 allows to subdivide three (3) existing residential lots totaling 8.3- acres (7.9 net acres) into 76 residential lots, four (4) for water quality and open space purposes and five (5) for private street purposes. The project site is located at 8312 Grapewin Street and 8330 Archibald Avenue.
Assessor's Parcel Numbers: 130-070-021, 130-070-015, and 130-080-004
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.	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,	Ongoing	Planning Division	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	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 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.			
4.	Vesting Tentative Tract Map 39022 is granted for a period of two years, until **April 23, 2027**, 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	Ongoing	Public Works Department	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	Planning Division.			
5.	Development shall occur substantially as shown on the plans approved by the Planning Commission and on file with the Community 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.	Ongoing	Planning Division	
6.	All applicable Major Development Review conditions of approval (PLN24-20053) shall be incorporated herein by reference.	Ongoing	Planning Division	
7.	Final lot configurations shall be reviewed and approved by the Community Development Director and City Engineer prior to recordation of any portion of Vesting Tentative Tract Map 39022.	Ongoing	Planning & Public Works Divisions	
8.	Approval of this request shall not excuse compliance with all other applicable City ordinances and development standards in effect at this time.	Ongoing	Planning, Public Works, and Building Divisions	
9.	The applicant shall comply with all provisions of SB 330	Ongoing	Planning Division	
10.	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	

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Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
11.	Remove all graffiti within 24 hours pre-construction, during construction, and after a Certificate of Occupancy is issued.	Ongoing	Public Works Department	
12.	Provide street sweeping services for onsite and offsite within project frontages weekly.	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	Ongoing	Public Works Department	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	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.			
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.	If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in	Ongoing	Planning Division	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	place and free from disturbance until a final decision as to the treatment and disposition has been made. Following discovery and during assessment of the remains, work will be diverted at least 50 feet from the burial. The discovery shall be kept confidential, and secure to prevent disturbance. If left overnight, remains will be covered with a muslin cloth and steel plate over the excavation to protect the remains. If this method of protection is not feasible, a guard will be posted. If the Riverside County coroner determines the remains to be of Native American origin, the NAHC must be contacted by the coroner within 24 hours of the coroner's determination. The NAHC must then immediately identify the most likely descendants(s) for purposes of receiving notification of discovery. The most likely descendant(s) shall then make recommendations within 48 hours from the time that site access is granted and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 507.98.			
19.	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	Ongoing	Planning Division	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	recovery excavation may be warranted and shall be reported to the City.			
20.	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	
21.	The project shall comply with all recommendations contained in the project-specific Geotechnical Evaluation.	Ongoing	Planning Division	
22.	A water system (residential hydrants with one 4" outlet and on 2-1/2" outlets) capable of delivering the required fire flow shall be provided in accordance with Appendix B and C of the California Fire Code shall be provided. On-site water supply must be available before any combustible materials is place on the construction site. No portion of a building can be more than 600 feet from a hydrant.	Ongoing	Riverside County Fire Department	
23.	Parking is not permitted on fire apparatus access roads that are less than 32 feet in width. Parking on one side is permitted on a road that is at least 32 feet but less than 40 feet in width. Parking on two sides is permitted on a road that is 40 feet or more in width.	Ongoing	Riverside County Fire Department	
24.	Fire apparatus access roads shall be constructed with a surface to provide all-weather driving capabilities during	Ongoing	Riverside County Fire Department	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	construction. See Riverside County Fire Department Guideline OFM-01A, Section 9.			
25.	Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.	Ongoing	Riverside County Fire Department	
26.	Traffic Calming Devices are prohibited. Requests for installation of traffic calming design devices on fire apparatus access roads shall be submitted and approved by the Office of the Fire Marshal. Reference CFC 503.4.1.	Ongoing	Riverside County Fire Department	
27.	An approved source of water for firefighting and fire apparatus access roads, complying with Riverside County Fire Department Guideline OFM-01B and Riverside County Fire Department Guideline OFM-01A, shall be established and inspected by Riverside County Fire Department prior to building permit issuance	Ongoing	Riverside County Fire Department	
28.	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	To be Implemented by the Applicant During Construction	Planning Division	

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Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
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			

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	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.			
29.	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	To be Implemented by the Applicant During Construction	Planning Division	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	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). 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.			
Prior to Grading Permit				
30.	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	
31.	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	Prior to Grading Permit Issuance	Planning and Building Divisions	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	existing street names should be avoided.			
32.	A qualified biological monitor shall be present to monitor all vegetation removal to ensure no direct impacts occur to wildlife species.	Prior to Grading Permit Issuance	Planning Division	
33.	Prior to issuance of the grading permit, the project applicant shall pay the Stephens' kangaroo rat mitigation fee pursuant to City Ordinance No. 663, which requires a fee of $500 per gross acre.	Prior to Grading Permit Issuance	Planning Division	
34.	Prior to ground disturbances that would impact potentially suitable nesting habitat for avian species, the project applicant shall adhere to the following: 1. Vegetation removal activities shall be scheduled outside the nesting season (September 1 to February 14 for songbirds; September 1 to January 14 for raptors) to the extent feasible to avoid potential impacts to nesting birds protected by the Migratory Bird Treaty Act and California Fish and Game Code Sections 3503, 3503.5, and 3513. 2. Any construction activities that occur during the typical nesting season (February 15 to August 31 for songbirds; January 15 to August 31 for raptors) will require that all suitable habitat, on-site and within 300 feet surrounding the site (as feasible), be thoroughly surveyed by a qualified biologist for the presence of nesting birds before commencement of ground disturbance activities. If active nests are identified, the qualified biologist would	Prior to Grading Permit Issuance	Planning Division	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	establish an appropriate buffer around the vegetation. All work within these buffers would be halted until the nesting effort is complete (i.e., the juveniles are surviving independent from the nest) as determined by the qualified biologist. Work can resume within these areas when no other active nests are found. Alternatively, a qualified biologist may determine that construction can be permitted within the buffer area and would develop a monitoring plan to prevent any impacts while the nest continues to be active (e.g., presence of eggs, chicks, or adult nesting behavior). Upon completion of the survey and any follow-up construction avoidance management, a report shall be prepared and submitted to City for mitigation monitoring compliance record keeping.			
35.	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 (September 1 through February 28), then a	Prior to Grading Permit Issuance	Planning Division	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	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.			
36.	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	
37.	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.	Prior to Grading Permit Issuance	Planning Division	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	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.			
38.	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	
39.	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	Prior to Grading Permit Issuance	Planning Division	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	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 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.			
40.	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	
41.	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	
42.	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	
43.	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	
44.	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	Prior to Grading Permit Issuance	Public Works Department	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	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.			
45.	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	
46.	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 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	Prior to Grading Permit Issuance	Public Works Department	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	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.			
47.	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	
48.	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)
49.	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	
Prior to Map Recordation				
50.	**VTTM No. 39022** is approved as shown on the Vesting 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	
51.	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	
52.	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	
53.	Dedicate City Engineer approved additional right-of-way along the entire frontage as may be required to provide a property line at 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	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
54.	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 Parcel Map to the Engineering Division as part of the review of the Map. The Parcel Map shall be approved by the City Council prior to issuance of building permits.	Prior to Map Recordation	Public Works Department	
55.	Monument bond shall be posted with the City.	Prior to Map Recordation	Public Works Department	
Prior to Encroachment Permit Issuance				
56.	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	
57.	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				
58.	Major Development Review shall be accomplished for	Prior to Building	Planning	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	development of Vesting Tentative Tract Map 39022.	Permit Issuance	Division	
59.	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	
60.	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	
61.	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	Prior to Building Permit Issuance	Planning Division	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	aspects of the architectural details, without wholesale changes to the architectural style.			
62.	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	
63.	This project shall be subject to applicable school fees, the payment of which shall be documented to the satisfaction of the Building Official.	Prior to Building Permit Issuance	Building Division and Corona Norco Unified School District	
64.	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	
65.	The applicant must provide a fire hydrant system capable of delivering fire flow as required by the California Fire Code	Prior to Building	Riverside County	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	and Fire Department standards. Fire hydrants shall be spaced in accordance with the California Fire Code. Submit plans to the water district for review and approval prior to building permit issuance.	Permit Issuance	Fire Department	
66.	Fire apparatus access roads shall be at least 24 feet wide and comply with Riverside County Fire Department Guideline OFM-01A. Access roads shall be located outside of truck docks and between 15-40 feet from the building. Access roads shall not have a grade more than 16 percent 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 25,00 pounds on the front acle. Fire apparatus access roads shall have a turning radius capable of accommodating fire apparatus.	Prior to Building Permit Issuance	Riverside County Fire Department	
67.	The surface shall be designed, constructed, and maintained to provide all-weather driving capabilities. A letter or statement, wet-stamped and signed by a registered engineer, shall be provided on the plans certifying that any new road meets this 80,000, all weather requirement. Road base without an appropriate topping or binding material does not satisfy the all-weather requirement.	Prior to Building Permit Issuance	Riverside County Fire Department	
68.	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	

Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
69.	A construction phasing plan shall be submitted to the Fire Department for review and approval prior to building permit issuance.	Prior to Building Permit Issuance	Riverside County Fire Department	
70.	The applicant shall provide specific fire department conditions on plans for building permit submittal	Prior to Building Permit Issuance	Riverside County Fire Department	
71.	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	
72.	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. Street plans shall include: a. Right-of-way dedication to allow three (3) eastbound traffic lanes and a bike lane on Archibald Avenue, consistent with the City of Eastvale General Plan. b. Pedestrian improvements including curb, gutter, sidewalk, landscaping, and curb ramps in compliance with ADA requirements and Riverside County Standard Plans and Specs. c. Any necessary power pole undergrounding. d. Utility Improvements. e. Traffic signal relocation and modification. f. Striping and signage plan. g. Storm drain improvement plan.	Prior to Building Permit Issuance	Public Works Department	
73.	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	

Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
74.	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	
75.	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	
76.	The Precise Grading/Paving Plan shall be prepared in accordance with the City of Eastvale Grading handout and City Engineer approved prior to issuance of a grading permit.	Prior to Building Permit Issuance	Public Works Department	
77.	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	Prior to Building Permit Issuance	Public Works Department	

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Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	Occupancy.			
78.	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	
79.	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	
80.	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 Building Permit Issuance	Public Works Department	
81.	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	
82.	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 Building Permit Issuance	Public Works Department	
Prior to Certificate Occupancy				
83.	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	Prior to Certificate of	JCSD	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	areas.	Occupancy		
84.	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.	Prior to Certificate of Occupancy	Public Works Department	
85.	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 Certificate of Occupancy	Public Works Department	
86.	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	
87.	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	Prior to Certificate of Occupancy	Public Works Department	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	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.			
88.	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	
89.	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	
90.	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	
91.	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	
92.	Remove existing, and construct new pavement with a minimum pavement section matching that new section to the southwest on Archibald 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	Prior to Certificate of Occupancy	Public Works Department	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	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.			
93.	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 Eastvale Standard Drawings, subject to the approval of the City Engineer.	Prior to Certificate of Occupancy	Public Works Department	
94.	Reconstruct Archibald Avenue to the centerline of the Street. Edge cuts shall line up with lane lines. No additional crown lines shall be added to any public street. All public streets shall have consistent cross slope.	Prior to Certificate of Occupancy	Public Works Department	
95.	Construct a City Engineer approved commercial driveway approach for the main entrance on Archibald in accordance with City of Eastvale Standard Drawings. The emergency vehicle access driveway approach on Grapwin Street shall be constructed as a limited access curb to discourage use, the top of "X" shall be a minimum 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 Certificate of Occupancy	Public Works Department	
96.	Construct a curb ramp meeting current California State	Prior to	Public Works	

Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	Accessibility standards along both sides of the Street "A." The developer shall ensure that an appropriate path of travel, meeting ADA guidelines, is provided across the driveway, and shall adjust the location of the access ramps, if necessary, to meet ADA guidelines, subject to the approval of the City Engineer. If necessary, additional pedestrian and sidewalk easements shall be provided on-site to construct a path of travel meeting ADA guidelines.	Certificate of Occupancy	Department	
97.	Install PTZ cameras at each intersection to monitor traffic.	Prior to Certificate of Occupancy	Public Works Department	
98.	Install License Plate Reader Cameras to tie-into the existing Citywide system at each traffic signal servicing the property.	Prior to Certificate of Occupancy	Public Works Department	
99.	Install Class I bicycle lanes along Archibald Avenue.	Prior to Certificate of Occupancy	Public Works Department	
100.	Install conduit for fiber optic along the Archibald frontage per City's standard.	Prior to Certificate of Occupancy	Public Works Department	
101.	Relocate traffic signal and replace all necessary components. to accommodate new street right of way	Prior to Certificate of Occupancy	Public Works Department	
102.	The developer shall be responsible for coordinating with Riverside Transit Authority (RTA) regarding the location of existing, proposed, and future bus stops along the property	Prior to Certificate of	Public Works Department	

Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	frontage of all public streets. The developer shall design street and sidewalk improvements in accordance with the latest RTA bus stop guidelines and in compliance with current accessibility standards pursuant to the Americans with Disabilities Act (ADA) requirements. The developer shall design all bus stops to accommodate the RTA Shelters. The developer shall submit to Public Works verification from RTA acknowledging concurrence with the existing, proposed, and future bus stop improvements in conformance with the Premium Shelter design guidelines.	Occupancy		
103.	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.

CONDITIONS OF APPROVAL				
Planning Application Number and Description: Project No. PLN24-20053– Major Development Review for the site planning and master architecture of 76 single family detached residential units on Vesting Tentative Tract Map 39022 subject to SB 330 and State Density Bonus Law, located at 8312 Grapewin Street and 8330 Archibald Avenue.				
Assessor's Parcel Number: 130-070-021, 130-070-015, 130-080-004				
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.	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,	Ongoing	Planning Division	

	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.			
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 Major Development Review permit.	Ongoing	Planning Division	
4.	Approval of Major Development Review (PLN24-20053) shall lapse and become void as of **April 23, 2027**, 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 (PLN24-20053), or a time extension is requested in writing prior to that date.	Ongoing	Planning Division	
5.	Approval of Major Development Review (PLN24-20053) is contingent upon approval of Vesting Tentative Tract Map 39022 and the Density Bonus Agreement. Failure to approve Vesting Tentative Tract Map 39022 and the Density Bonus Agreement shall render any approval of Major Development Review (PLN24-20053) null and void.	Ongoing	Planning Division	

6.	All applicable Tentative Tract Map 39022 conditions of approval (PLN24-20053) shall be incorporated herein by reference.	Ongoing	Building, Planning, and Public Works Divisions	
7.	Major Development Review (PLN24-20053) is for the site planning and architecture of 76 single-family residential dwellings within Vesting Tentative Tract 39022 along with four (4) lots for water quality and open space purposes and five (5) lots for private street purposes.	Ongoing	Planning Division	
8.	Provide street sweeping services for onsite and offsite within project frontages weekly.	Ongoing	Public Works Department	
9.	Remove all graffiti within 24 hours pre-construction, during construction, and after a Certificate of Occupancy is issued.	Ongoing	Public Works Department	
10.	A City of Eastvale Encroachment Permit is required for any improvements within the public right-of-way.	Ongoing	Public Works Department	
11.	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	
12.	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	

13.	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	
14.	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	
15.	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	To be Implemented by the Applicant During Construction	Planning Division	

	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.			

16.	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). 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				
17.	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	
18.	The applicant shall enter into a Subdivision Improvement Agreement with the city, and shall guarantee by posting security(ies) to include all	Prior to Map Recordation	Public Works Department	

	public improvements that the developer is conditioned to construct as part of this approval.			
19.	Dedicate City Engineer approved additional right-of-way along the entire frontage as may be required to provide a property line at 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	
20.	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 Parcel Map to the Engineering Division as part of the review of the Map. The Parcel Map shall be approved by the City Council prior to issuance of building permits.	Prior to Map Recordation	Public Works Department	
21.	Monumentation bond shall be posted with the City.	Prior to Map Recordation	Public Works Department	
Notes on Grading and Construction Plans to be Implemented During Construction				
22.	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	
23.	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	
24.	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	

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25.	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	
26.	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 During Construction	Planning and Community Enhancement and Safety Divisions	
27.	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 Encroachment Permit				
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	

29.	Traffic Control Plan prepared by a licensed civil/traffic engineer shall be submitted to the City Engineer for review and approval.	Prior to Issuance Encroachment Permit	Public Works Department	
Prior to Issuance of Grading Permit				
30.	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	
31.	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	
32.	A qualified biological monitor shall be present to monitor all vegetation removal to ensure no direct impacts occur to wildlife species.	Prior to Issuance of Grading Permit	Planning Division	
33.	Prior to issuance of the grading permit, the project applicant shall pay the Stephens' kangaroo rat mitigation fee pursuant to City Ordinance No. 663, which requires a fee of $500 per gross acre.	Prior to Issuance of Grading Permit	Planning Division	
34.	Prior to ground disturbances that would impact potentially suitable nesting habitat for avian species, the project applicant shall adhere to the following: 1. Vegetation removal activities shall be scheduled outside the nesting season (September 1 to February 14 for songbirds; September 1 to January 14 for raptors) to the extent feasible to avoid potential impacts to nesting birds protected by the Migratory Bird Treaty Act and California Fish and Game Code Sections 3503, 3503.5, and 3513. 2. Any construction activities that occur during the typical nesting season (February 15 to August 31 for songbirds; January 15 to August 31 for raptors) will require that all suitable habitat, on-site and within 300 feet surrounding the site (as feasible), be	Prior to Issuance of Grading Permit	Planning Division	

	thoroughly surveyed by a qualified biologist for the presence of nesting birds before commencement of ground disturbance activities. If active nests are identified, the qualified biologist would establish an appropriate buffer around the vegetation. All work within these buffers would be halted until the nesting effort is complete (i.e., the juveniles are surviving independent from the nest) as determined by the qualified biologist. Work can resume within these areas when no other active nests are found. Alternatively, a qualified biologist may determine that construction can be permitted within the buffer area and would develop a monitoring plan to prevent any impacts while the nest continues to be active (e.g., presence of eggs, chicks, or adult nesting behavior). Upon completion of the survey and any follow-up construction avoidance management, a report shall be prepared and submitted to City for mitigation monitoring compliance record keeping.			
35.	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 (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	Prior to Issuance of Grading Permit	Planning Division	

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	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.			
36.	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	
37.	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	
38.	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	Prior to Issuance of Grading Permit	Planning Division	

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	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.			
39.	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 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.	Prior to Issuance of Grading Permit	Planning Division	
40.	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	
41.	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	Prior to Issuance of Grading Permit	Public Works Department	

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	required to pull an NPDES/Public Works permit prior to issuance of a Building Permit for record purposes.			
42.	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	
43.	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	Public Works Department	
44.	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	Prior to Issuance of Grading Permit	Public Works Department	

	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.			
45.	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	
46.	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	Public Works Department	
47.	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	Prior to Issuance of Grading Permit	Public Works Department	

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	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.			
48.	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	
49.	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	
50.	The applicant shall make a good faith effort to acquire ingress/egress access rights to Grapwin Street from, or in partnership with the property owner.	Prior to Issuance of Grading Permit	Planning Division	
Prior to Issuance of Building Permit				
51.	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	
52.	If paleontological resources are uncovered and after completion of the project, the project applicant shall submit the paleontologist's	Prior to Building Permit Issuance	Planning Division	

	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.			
53.	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. Street plans shall include: a. Right-of-way dedication to allow three (3) eastbound traffic lanes and a bike lane on Archibald Avenue, consistent with the City of Eastvale General Plan. b. Pedestrian improvements including curb, gutter, sidewalk, landscaping, and curb ramps in compliance with ADA requirements and Riverside County Standard Plans and Specs. c. Any necessary power pole undergrounding. d. Utility Improvements. e. Traffic signal relocation and modification. f. Striping and signage plan. g. Storm drain improvement plan.	Prior to issuance of Building Permits	Public Works Department	
54.	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	
55.	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.			
56.	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	
57.	The Precise Grading/Paving Plan shall be prepared in accordance with the City of Eastvale Grading handout and City Engineer approved prior to issuance of a grading permit.	Prior to issuance of Building Permits	Public Works Department	
58.	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	
59.	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	
60.	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	

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61.	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	
62.	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	
63.	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	
64.	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	
65.	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	
66.	The Title Sheet of the plans shall include: Occupancy Group	Prior to Building Permits	Building Division	

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	Occupant Load Description of use Type of Construction Height of Building(s) Floor area of building(s) and/or occupancy group(s)			
67.	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	
68.	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	
69.	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	
70.	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	
71.	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	
72.	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	Prior to issuance of Building Permits	Building Division	

	truncated domes. Path of travel shall be provided form 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.			
73.	The project applicant will be required to comply with the recommendations of the Riverside County Waste Management Department and all federal, State, and local statutes and regulations related to solid waste, including the Solid Waste Reuse and Recycling Access Act of 1991.	Prior to issuance of Building Permits	Waste Management	
74.	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	
75.	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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76.	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	
77.	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	
78.	Final plotting of homes on lots within Major Development Review (PLN24-20053) shall be subject to review and approval by the Planning Division.	Prior to Issuance of Building Permits	Planning Division	
79.	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	
80.	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	
81.	Any future entry monumentation into the development of Vesting Tentative Tract Map 39022 shall be subject to review and approval by the Community Development Director and the City Traffic Engineer prior to issuance of a building permit.	Prior to Issuance of Building Permits	Planning Division	

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82.	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	
83.	The master conceptual wall and fence plan approved by the City Council as part of **PLN24-20053** shall serve as the master plan of development for community walls and fences within VTTM 39022. 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	
84.	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	
85.	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	
86.	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	
87.	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	Prior to Issuance of Building Permit	Planning Division	

	form, size, and character, in addition to site features and material to express design intent.			
88.	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	
89.	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	
90.	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	
91.	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	
92.	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	

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93.	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	
94.	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	
95.	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	
96.	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	
97.	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	
98.	Suggested irrigation and planting maintenance schedules shall be included for compliance with MWELO requirements.	Prior to Issuance of Building Permit	Planning Division	
99.	A soil management plan shall be included for compliance with MWELO requirements.	Prior to Issuance of Building Permit	Planning Division	

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100	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	
101	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	
102	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	
103	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	
104	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	
105	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	

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106	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	
107	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 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	Prior to Issuance of Building Permit	Building and Police Departments	

	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.			
108	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	
109	The applicant must provide a fire hydrant system capable of delivering fire flow as required by the California Fire Code and Fire Department standards. Fire hydrants shall be spaced in accordance with the California Fire Code. Submit plans to the water district for review and approval prior to building permit issuance.	Prior to Building Permit Issuance	Riverside County Fire Department	
110	Fire apparatus access roads shall be at least 24 feet wide and comply with Riverside County Fire Department Guideline OFM-01A. Access roads shall be located outside of truck docks and between 15-40 feet from the building. Access roads shall not have a grade more than 16 percent 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 25,00 pounds on the front acle. Fire apparatus access roads shall have a turning radius capable of accommodating fire apparatus.	Prior to Building Permit Issuance	Riverside County Fire Department	

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111	The surface shall be designed, constructed, and maintained to provide all-weather driving capabilities. A letter or statement, wet-stamped and signed by a registered engineer, shall be provided on the plans certifying that any new road meets this 80,000, all weather requirement. Road base without an appropriate topping or binding material does not satisfy the all-weather requirement.	Prior to Building Permit Issuance	Riverside County Fire Department	
112	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	
113	A construction phasing plan shall be submitted to the Fire Department for review and approval prior to building permit issuance.	Prior to Building Permit Issuance	Riverside County Fire Department	
114	The applicant shall provide specific fire department conditions on plans for building permit submittal	Prior to Building Permit Issuance	Riverside County Fire Department	
115	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				
116	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.	Prior to Issuance of Certificate of Occupancy	Public Works Department	

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117	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	
118	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	
119	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	
120	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	
121	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	
122	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	Prior to Issuance of Certificate of Occupancy	Public Works Department	

	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.			
123	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	
124	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	
125	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	
126	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	
127	Remove existing and construct new pavement with a minimum pavement section matching that new section to the southwest on Archibald 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.	Prior to Issuance of Certificate of Occupancy	Public Works Department	

	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.			
128	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	
129	Install PTZ cameras at each intersection to monitor traffic.	Prior to issuance of Certificate of Occupancy	Public Works Department	
130	Install License Plate Reader Cameras to tie-into the existing Citywide system at each traffic signal servicing the property.	Prior to issuance of Certificate of Occupancy	Public Works Department	
131	Install conduit for fiber optic along the Archibald frontage per City's standard.	Prior to issuance of Certificate of Occupancy	Public Works Department	
132	Install Class I bicycle lanes along Archibald Avenue.	Prior to Issuance of Certificate of Occupancy	Public Works Department	
133	Relocate traffic signal and replace all necessary components to accommodate new street right of way.	Prior to issuance of Certificate of Occupancy	Public Works Department	
134	Construct a City Engineer approved commercial driveway approach for the main entrance on Archibald in accordance with City of Eastvale Standard Drawings. The emergency vehicle access driveway approach shall be constructed as a limited access curb to discourage use, the top of “X” shall be a minimum 5 feet from the property line. Nothing shall be constructed or planted in the corner	Prior to Issuance of Certificate of Occupancy	Public Works Department	

	cut-off area which does or will exceed 30 inches in height required to maintain an appropriate corner sight distance.			
135	The developer shall be responsible for coordinating with Riverside Transit Authority (RTA) regarding the location of existing, proposed, and future bus stops along the property frontage of all public streets. The developer shall design street and sidewalk improvements in accordance with the latest RTA bus stop guidelines and in compliance with current accessibility standards pursuant to the Americans with Disabilities Act (ADA) requirements. The developer shall design all bus stops to accommodate the RTA Shelters. The developer shall submit to Public Works verification from RTA acknowledging concurrence with the existing, proposed, and future bus stop improvements in conformance with the Premium Shelter design guidelines.	Prior to issuance of Certificate of Occupancy	Public Works Department	
136	Construct a curb ramp meeting current California State Accessibility standards along both sides of the commercial driveway approach. The developer shall ensure that an appropriate path of travel, meeting ADA guidelines, is provided across the driveway, and shall adjust the location of the access ramps, if necessary, to meet ADA guidelines, subject to the approval of the City Engineer. If necessary, additional pedestrian and sidewalk easements shall be provided on-site to construct a path of travel meeting ADA guidelines.	Prior to Issuance of Certificate of Occupancy	Public Works Department	
137	Reconstruct Archibald Avenue to the centerline of the Street. Edge cuts shall line up with lane lines. No additional crown lines shall be added to any public street. All public streets shall have consistent cross slope.	Prior to Issuance of Certificate of Occupancy	Public Works Department	
138	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.

DRAFT

Notice of Public Hearing

CITY OF EASTVALE
Community Development Department
Planning Division
12363 Limonite Avenue I Suite 910 I Eastvale, CA 91752
https://www.eastvaleca.gov/government/community-development/planning



You are invited to comment on the following project in your neighborhood:

DATE OF NOTICE: April 10, 2025

APPLICANT: Warmington Residential California, Inc.

PROJECT LOCATION: 8312 Grapewin Street and 8330 Archibald Avenue

CASE NUMBERS: PLN24-20053

CASE PLANNER: Jamie K. Cerda, AICP

APN

NAME

ADDRESS

CITY, STATE, ZIP

1431

Notice of Public Hearing

NOTICE IS HEREBY GIVEN that the City of Eastvale Planning Commission will hold a public hearing on **Wednesday, April 23, 2025**, at 6:30 p.m. at Eastvale City Hall Council Chambers located at 12363 Limonite Avenue, Suite 900, Eastvale, CA 91752, to consider Project **No. PLN24-20053** for the subdivision, site planning, and master building architecture of seventy-six (76) single-family residential lots, four (4) lots for water quality and open space and five (5) lettered lots for private street purposes and a Density Bonus Agreement.

PROJECT DESCRIPTION: The proposed project includes the following entitlements:

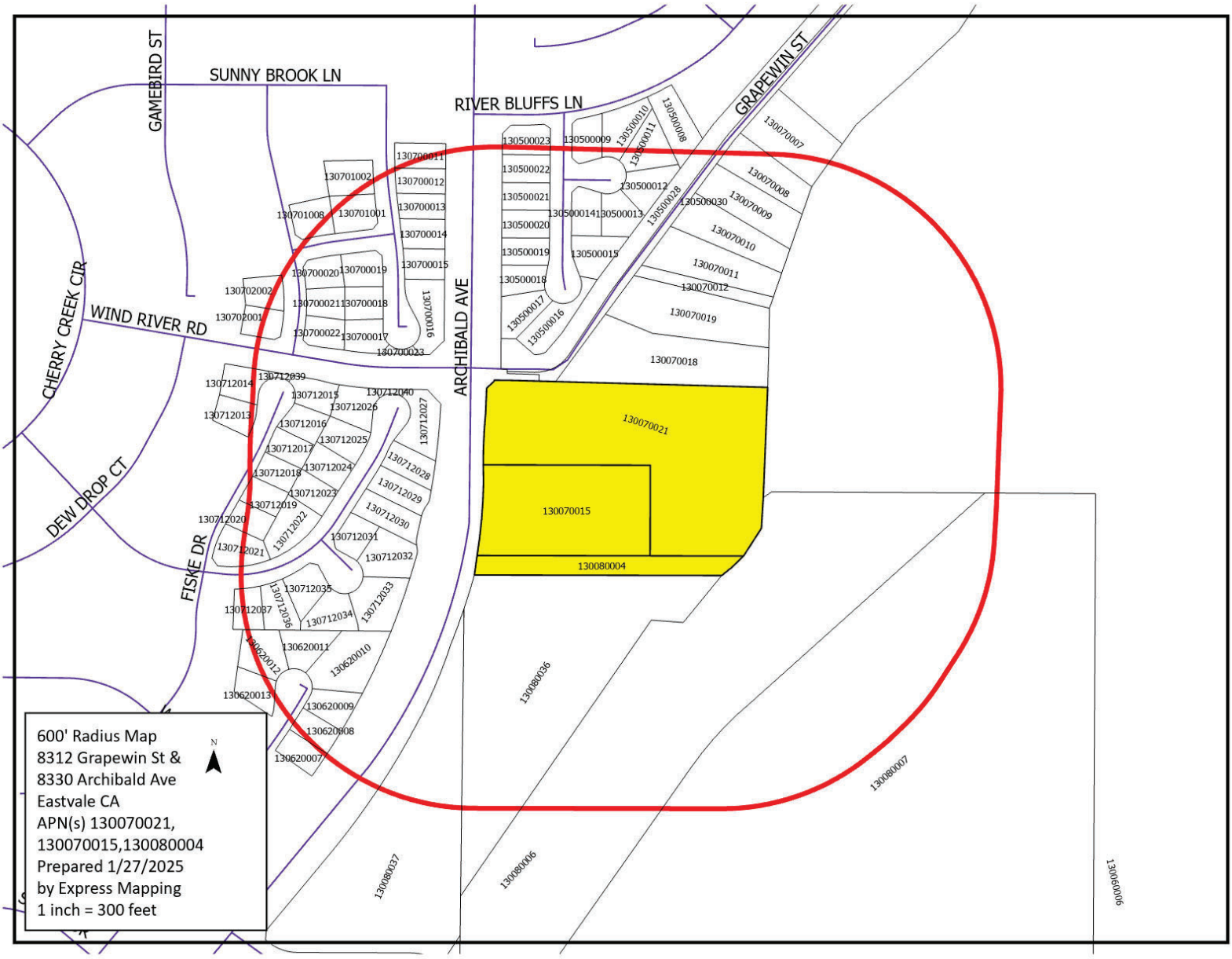
1. **Vesting Tentative Tract Map 39022** to subdivide three (3) existing residential lots totally 8.3-acres (7.9 net acres) into 76 residential lots, four (4) lots for water quality and open space purposes and five (5) for private street purposes;
2. **Major Development Review** for the master building architecture and site planning of a 76-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 76-unit single family residential housing development pursuant to California Government Code §§ 65915 through 65918.

PROJECT LOCATION: The project site is addressed as 8312 Grapewin Street and 8330 Archibald Avenue, located at the southeast corner of Grapewin Street and Archibald Avenue (Assessor's Parcel Number 130-080-004, 130-070-015, and 130-070-021). 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 City Council 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 City Council 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, April 23, 2025, at 5:00 p.m.** Oral and written comments may be submitted directly to the City Council 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 City Council 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.


SUNNY BROOK LN
GAMEBIRD ST
RIVER BLUFFS LN
GRAPEWIN ST
ARCHIBALD AVE
WIND RIVER RD
CHERRY CREEK CIR
DEW DROP CT
FISKE DR
130070021
130070015
130080004
600' Radius Map
8312 Grapewin St &
8330 Archibald Ave
Eastvale CA
APN(s) 130070021,
130070015,130080004
Prepared 1/27/2025
by Express Mapping
1 inch = 300 feet
N

CORONA NORCO
UNIFIED SCHOOL DISTRICT

Samuel Buenrostro, Ed.D., *Superintendent* (951) 736-5010
Dalia Gadelmawla, *Deputy Superintendent Business Services* (951) 736-5035
Jeremy Goins, Ed.D., *Asst. Superintendent Educational Services* (951) 736-5080
Glen A. Gonsalves, *Asst. Superintendent Human Resources* (951) 736-5064
Ben Odipo, PMP, *Asst. Superintendent Information Technology* (951) 736-5190
Reggie Thompkins, Ed.D., *Asst. Superintendent Instructional Support* (951) 736-5111
Evita Tapia-Gonzalez, *Chief of Communications Executive Services* (951) 736-5003
Kathy Lee, Ed.D., *Exec. Dir. of Development Executive Services* (951) 736-5010

January 13, 2025

Warmington Residential
3090 Pulman Street
Costa Mesa, CA 92626

RE: WILL SERVE LETTER
Tract No. 39022 76 SFD units
FOR THE DEVELOPMENT LOCATED: Grapewin St. and Archibald Ave.

To Whom It May Concern:

The Corona-Norco Unified School District is a K–12 unified school district. The District serves the City of Corona, City of Norco, City of Eastvale, City of Jurupa Valley and portions of unincorporated Riverside County. The District operates 31 elementary schools, 2 K-8 Academies, 8 intermediate schools, 5 comprehensive high schools and 6 alternative schools.

In accordance with District Policy, students from the subject development would be assigned to the following schools.

Ronald Reagan Elementary School	**8300 Fieldmaster St. Eastvale, CA 92880**	**951-736-7737**
Dr. Augustine Ramirez Intermediate School	**6905 Harrison Ave. Eastvale, CA 92880**	**951-736-8241**
Eleanor Roosevelt High School	**7447 Scholar Way Eastvale, CA 92880**	**951-739-5600**

PLEASE BE ADVISED THAT THE DISTRICT CANNOT GUARANTEE THAT THE ABOVE LISTED SCHOOLS CAN OR WILL CONTINUE TO ACCEPT STUDENT ENROLLMENT FROM THE SUBJECT DEVELOPMENT. If the above schools are at capacity and cannot accept a student from the subject development, the school district will bus the student to the nearest school with room on the same calendar.

Student Generation Rates.

Elementary (k-6)	Intermediate (7-8)	High School (9-12)	Total
0.3248	0.1034	0.2222	0.6504

School of attendance boundaries may be viewed on the Internet at: http://www.cnusd.k12.ca.us

*****ANY AND ALL STUDENTS ENROLLING IN THE DISTRICT ARE SUBJECT TO SCHEDULE, CALENDAR, AND SCHOOL CHANGES AS THE NEED ARISES. *****

For additional questions, contact the Facilities Department at (951) 736-5045.

Sincerely,

John C. Vondriska
Administrative Director, Facilities and Support Services

Board of Education
Anna Coriddi-Meza *Jami Merchant* *Stacy Nicola* *Chris Raahauge* *Mary Helen Ybarra*

Warmington
RESIDENTIAL

January 8, 2025

Ms. Nicole Lavallee
Business Services
Corona-Norco Unified School District
2820 Clark Ave.
Norco, CA 92860

Re: Will Serve Letter Request
Proposed Residential Project (Southeast Corner of Grapewin St. & Archibald Ave.)

Dear Ms. Lavallee,

Thank you for speaking with me earlier this afternoon. As discussed, I am writing to request a Will Serve Letter for the attached Plot Plan (Tract No. 39022), consisting of APNs: 130-070-021, 130-070-015 & 130-080-004. We are currently entitling the project with the City of Eastvale.

This project is located at the southeast corner of Grapewin Street and Archibald Avenue (two existing addresses are 8312 Grapewin St. & 8330 Archibald Ave). The proposed development consists of 76 single family detached homes on approximately 8.3 acres.

Should you have any questions or require any further information, please call me on my cell phone at (949) 300-3599. We appreciate your assistance.

Best Regards,

Greg Ocasek
Project Consultant



PLN24-20053
Warmington Residential

Presented by:
Jamie K. Cerda, AICP Principal Planner
April 23, 2025

CITY OF EASTVALE
KINDNESS. GRIT. SOLUTIONS-DRIVEN.

Request

1. City Council finds the project exempt from CEQA pursuant to CEQA 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. City Council approve the Density Bonus Agreement between Warmington Residential California, Inc. and the City of Eastvale;

3. Authorize City Manager or designee to execute Resale Restriction Agreement and related documents between the City and initial homeowner(s) of inclusionary units;

4. City Council approve Vesting Tentative Tract Map No. 39022 to subdivide three (3) existing residential lots totaling 8.3-acres (7.9 net acres) into 76 residential lots, four (4) for water quality and open space purposes and five (5) for private street purposes, subject to conditions of approval; and

5. City Council approve the Major Development Review for the master building architecture and site planning of 76 single-family residential lots, landscaping, and parking areas, subject to conditions of approval.

Location


Archibald Avenue
Grapewin Street
Grapewin St
Archibald Ave
Rolling Stream Pl
8330
8312
8306
8230
8214
8211
8221
8231
8224
8266
8274
8282
8277
8269
8261
14205
8405
14207
14215
14223
14231
14230
14222
N

Senate Bill 330

- Requires cities to prepare a housing development Preliminary application form and checklist

- Prohibits cities from requesting anything from developer that is not on the prelim application checklist; any missing items that are not identified in the first incomplete letter cannot be required later.

- Prohibits cities from imposing or enforcing any development standards (including design standards other than those that were in effect at the time that a prelim application was submitted, and requires the standards to be objective and quantifiable

- Prohibits cities from conducting more than 5 public meetings.

- Prohibits changes to the zoning or general plan classifications for land where housing is a permissible use that would reduce the intensity of residential development permitted.

Density Bonus Law

- Allows developer to seek increases in base density in exchange for providing affordable units.
  - Based on a sliding scale (i.e., 20% bonus granted when 5% of units are set aside for Very- Low income)

- All density calculations must be rounded up (base density, bonus units and affordable units).

- Not required to process a Zone Change when consistent with the General Plan.

- Allowed reduction in site development standards or modifications of zoning/architectural design requirements to accommodate.

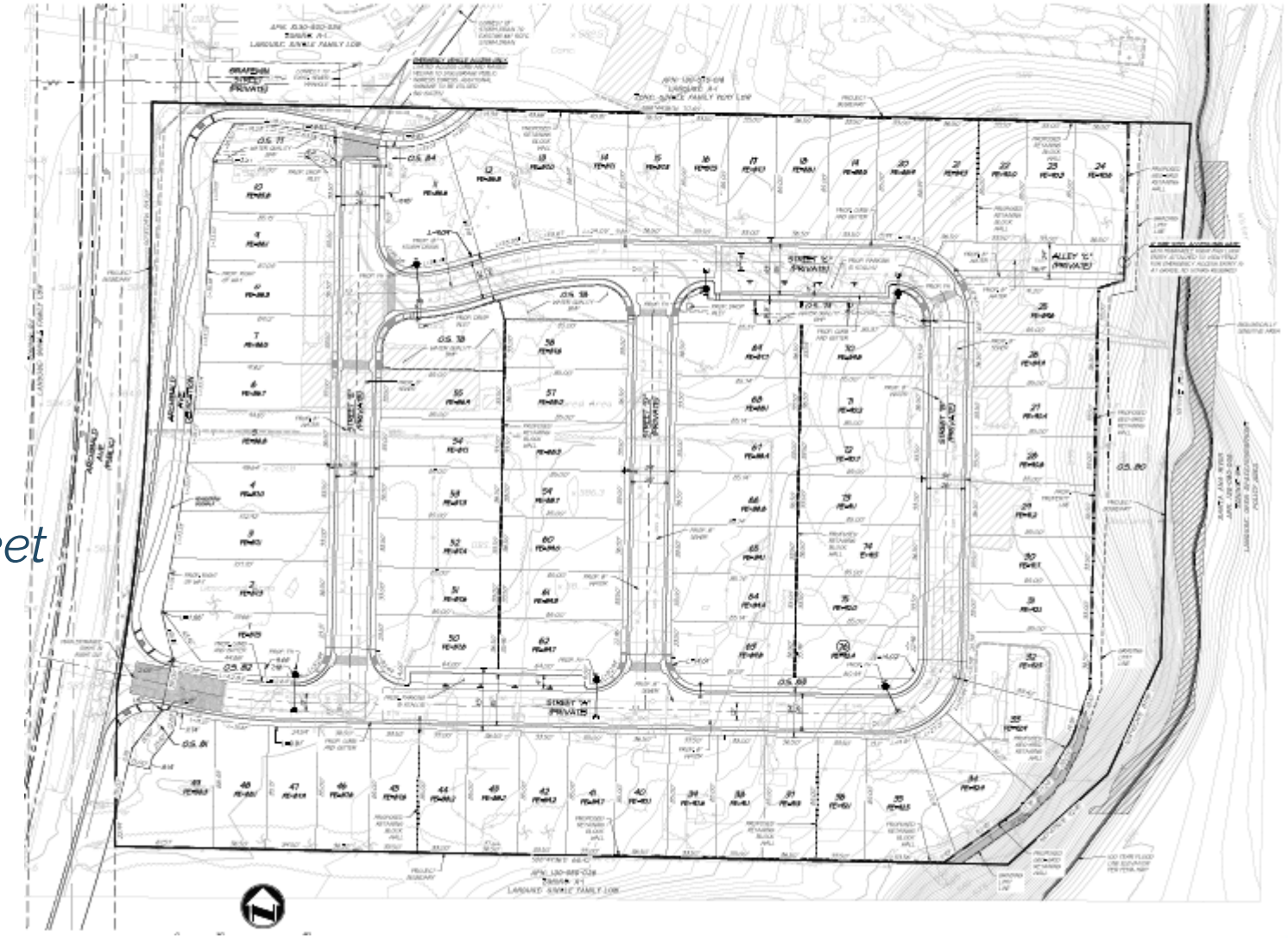
Density Bonus Calculations

Affordable Unit- 5% (4 Very Low Income)*	Density Bonus Calculation	Units Allowed
Base Density – Single Family Low	8.3 x 8 du/ac	66 Units
20 percent State Density Bonus	66 units x 20% bonus	+14 units
Total Units		80 units allowed, 76 proposed

* Affordable unit percentage is calculated excluding units added by a density bonus.

Vesting Tentative Tract Map 39022

- General Plan Designation: Single Family Low
- Zoning: *A-1 Light Agriculture*
- Density*: 9.16 du/ac*
- Lot Size: *Min. 2,805 square feet*
- Lot Width: *33 feet*
- Lot Depth: *80 feet*



Site Plan

Compliance with R-1 One-Family Dwelling Residential Development Standards			
Standard	Required	Proposed	Meets Standard
Front Setback	20 feet	20 feet	Yes
Rear Setback	10 feet	10 feet	Yes
Side Yard Setback (Interior)	5 feet	4 feet	No
Side Yard Setback (Street Side)	10 feet	4 feet	No
Building Height	40 ft. maximum	27 feet	Yes
Off-Street Parking	2 covered spaces minimum	2 covered spaces and 2 driveway spaces	Yes

Proposed Development

Plan	Square Footages	No. of Stories	No. of 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	33%
Plan 2	2,075 ft^2	2	4 + loft (5 bed option)	2.5	2/423 ft^2	33%
Plan 3	2,150 ft^2	2	3 + loft+ flex (5 bed option)	3	2/489 ft^2	34%

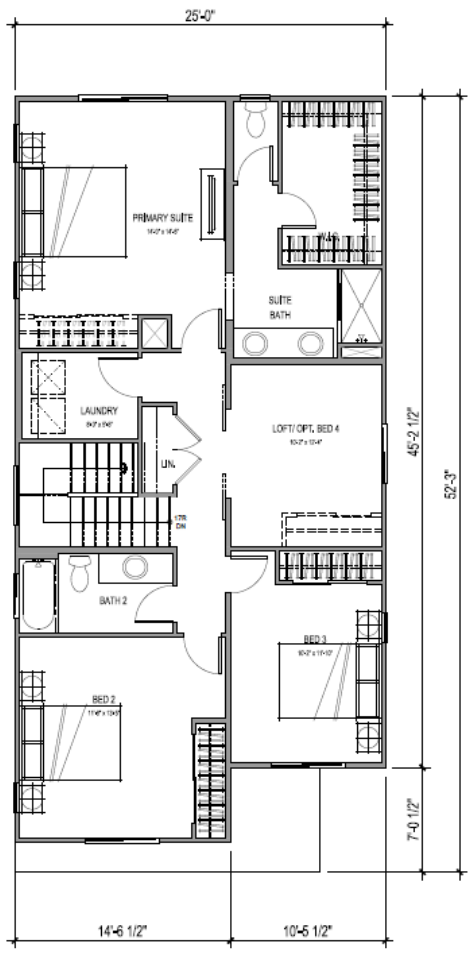
Architectural Styles

- Cottage
- Farmhouse
- Monterey

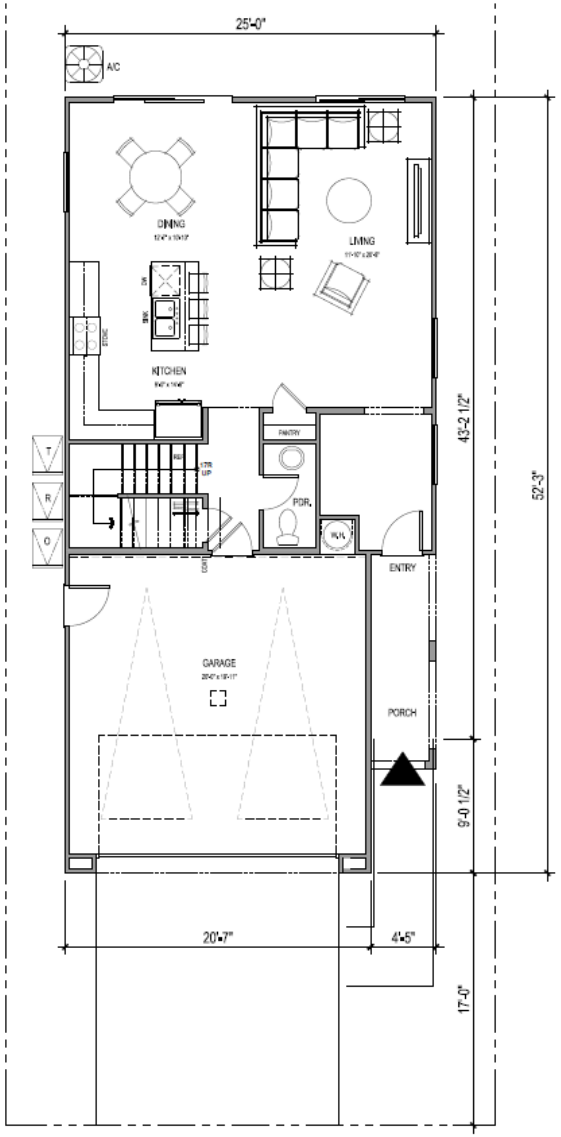
Floor Plan 1

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.



SECOND FLOOR



FIRST FLOOR

Plan 1
Cottage



LEFT



FRONT



RIGHT



REAR

Plan 1
Farmhouse



LEFT



FRONT



RIGHT



REAR

Plan 1
Monterey



LEFT



FRONT



RIGHT

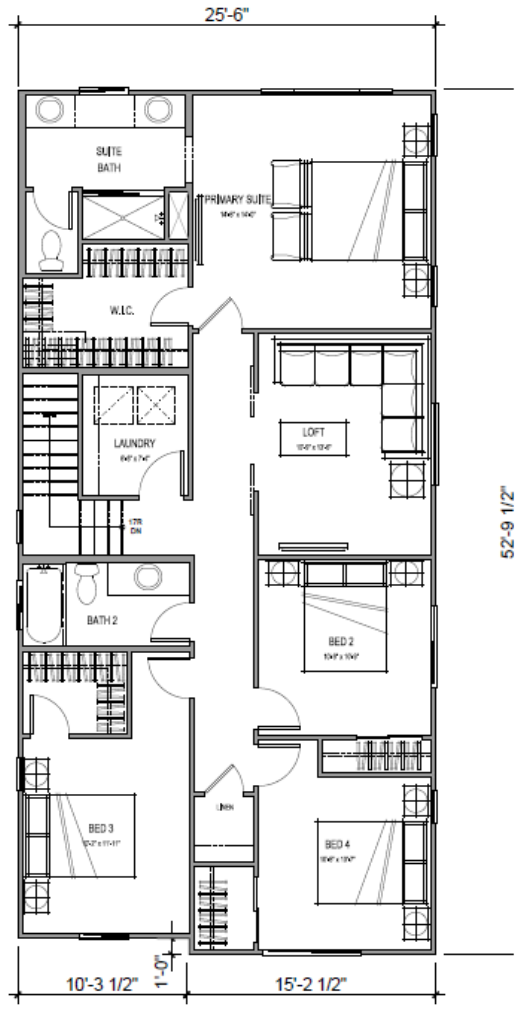


REAR

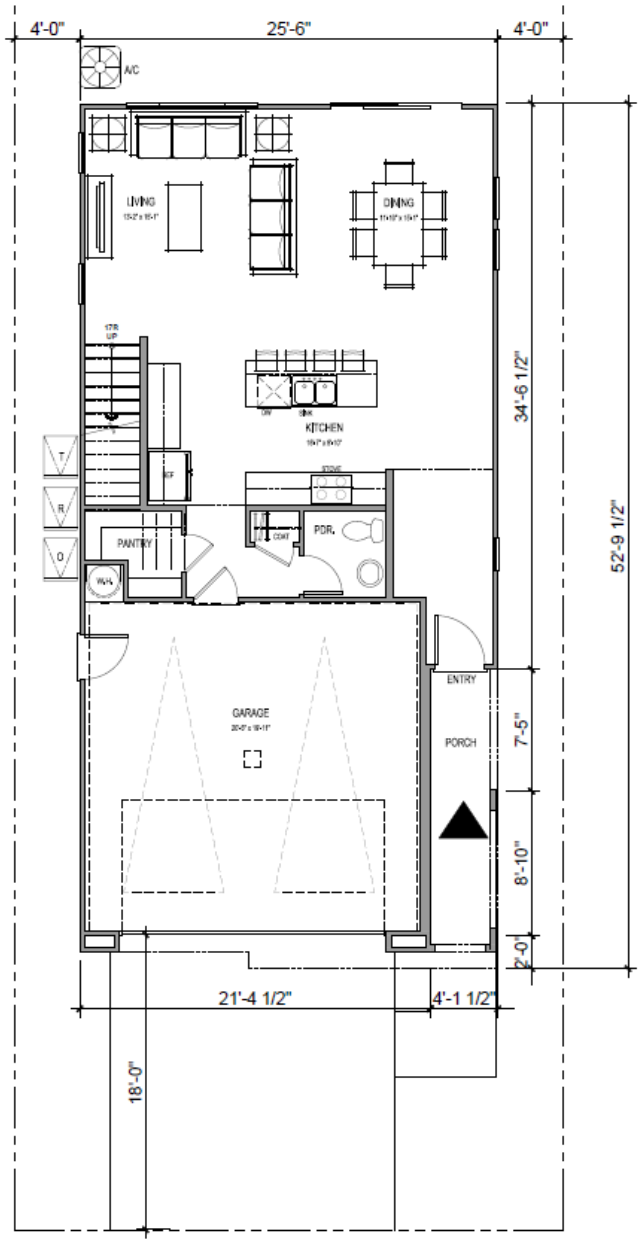
Floor Plan 2

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.



SECOND FLOOR



FIRST FLOOR

Plan 2 Cottage



LEFT



FRONT



RIGHT



REAR

Plan 2
Farmhouse



LEFT



FRONT



RIGHT



REAR

Plan 2
Monterey



LEFT



FRONT



RIGHT

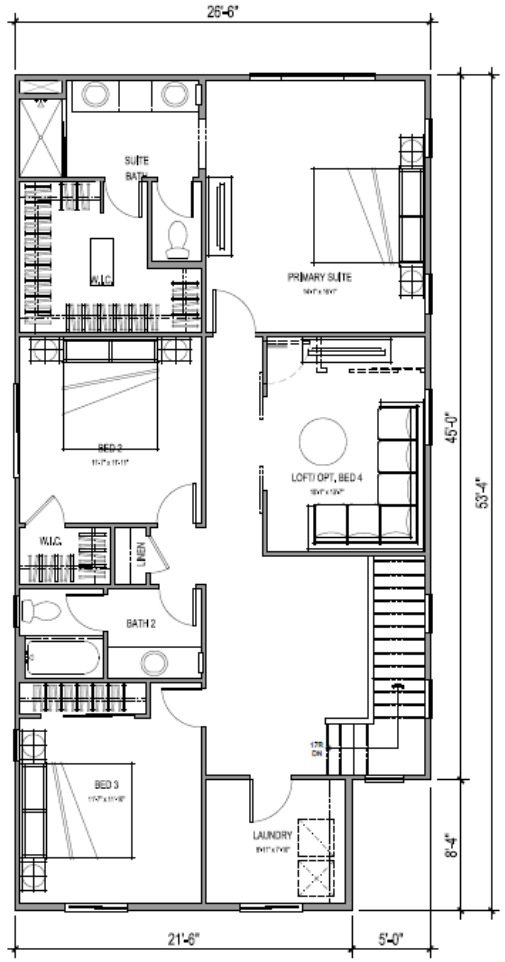


REAR

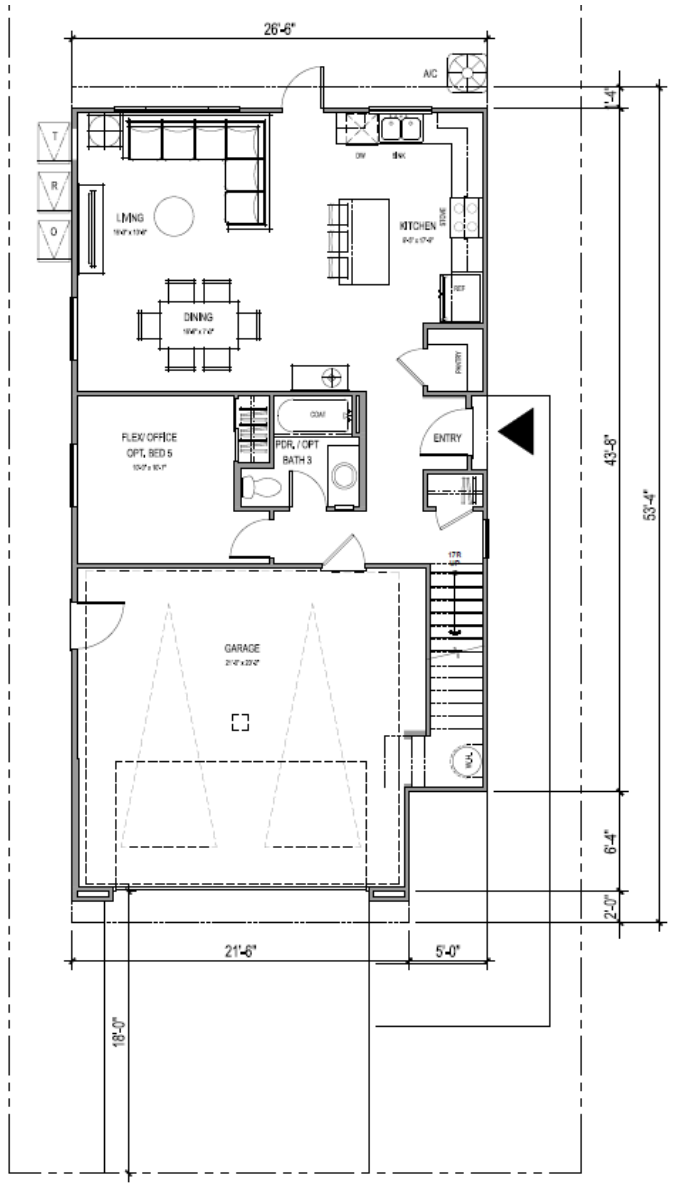
Floor Plan 3

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.



SECOND FLOOR



FIRST FLOOR

Plan 3
Cottage



LEFT



FRONT



RIGHT



REAR

Plan 3
Farmhouse



LEFT



FRONT



RIGHT



REAR

Plan 3
Monterey



LEFT



FRONT



RIGHT



REAR

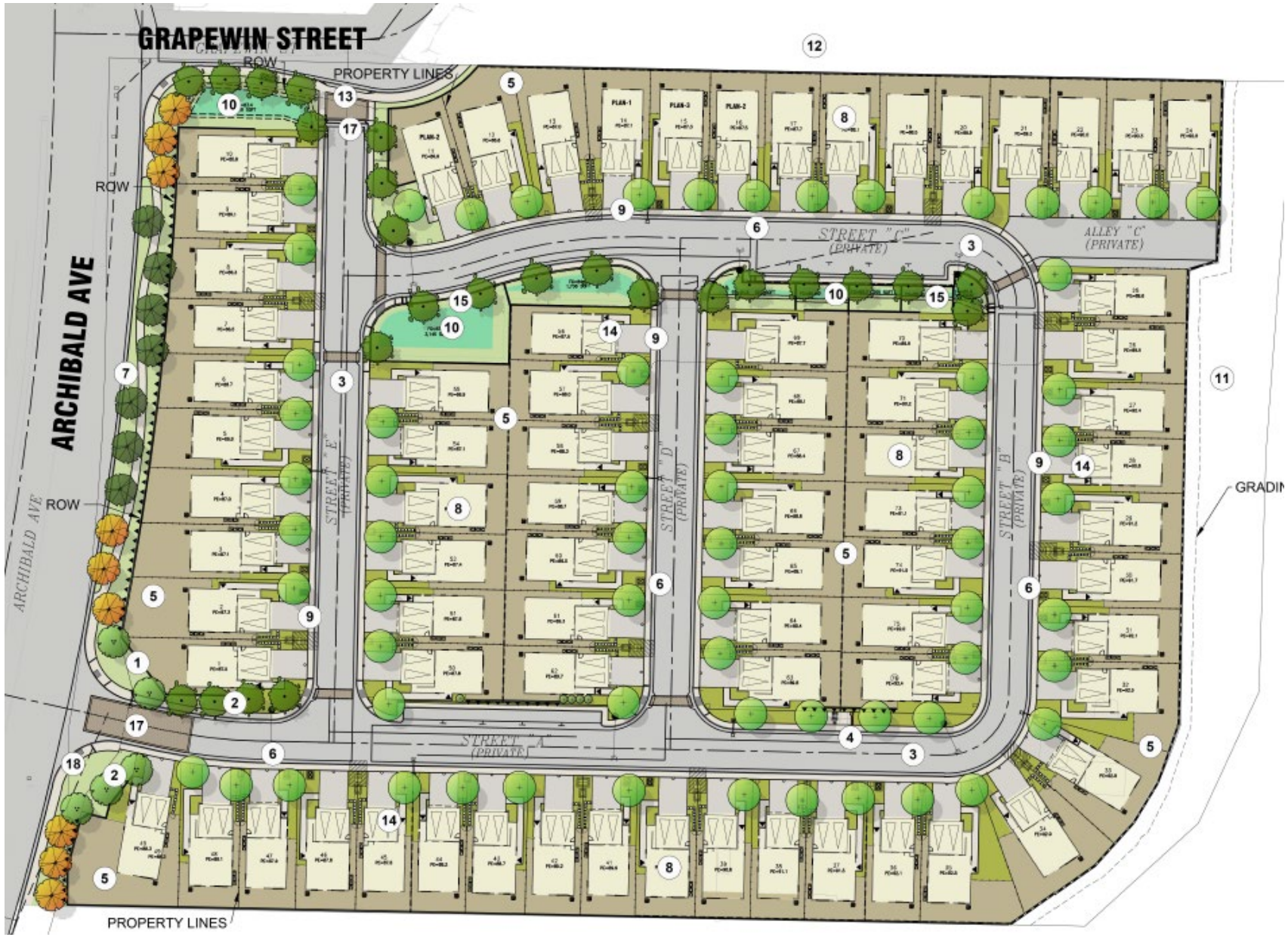
Landscape Plan

Archibald Ave. Frontage

- Southern Magnolia
- Chinese Pistache
- Australian Willow
- California Pepper

Residential Lots

- Strawberry
- Peppermint
- Fern Pine







Density Bonus Inclusionary Units



LEGEND

ELEVATION LEGEND			
ELEVATION	PLAN 1	PLAN 2	PLAN 3
COTTAGE ELEV. A	●	◆	⬟
FARMHOUSE ELEV. B	●	◆	⬟
MONTEREY ELEV. C	●	◆	⬟

○ Affordable Unit

(Plot Plan_12.6.2024 V3)

Environmental Review

- March 27, 2024, City Council adopted the Eastvale 2040 EIR
- The proposed project does not exceed the previously analyzed development in terms of size or intensity of use.
- The proposed project remains consistent with the analysis of the General Plan EIR.
- Site specific analysis: Biological Resources, Cultural and Tribal Cultural Resources, Paleontological Resources, Geology and Soils, and Hazards and Hazardous Materials.
- No additional environmental analysis is necessary.
- Site Development conditions included in the Exemption Determination Report are included as conditions of approval.



Recommendation

Staff recommends that the City Council take the following actions:

1. Find the project exempt from CEQA pursuant to CEQA 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. Approve the Density Bonus Agreement between Warmington Residential California, Inc. and the City of Eastvale;
3. Authorize the City Manager or designee to execute Resale Restriction Agreement and related documents between the City and initial homeowner(s) of inclusionary units;
4. Approve Vesting Tentative Tract Map No. 39022 to subdivide three (3) existing residential lots totaling 8.3-acres (7.9 net acres) into 76 residential lots, four (4) for water quality and open space purposes and five (5) for private street purposes, subject to conditions of approval; and
5. Approve the Major Development Review for the master building architecture and site planning of 76 single-family residential lots, landscaping, and parking areas, subject to conditions of approval.



QUESTIONS?

CITY OF EASTVALE

KINDNESS. GRIT. SOLUTIONS-DRIVEN.

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council Meeting
CITY COUNCIL BUSINESS
Agenda Item No. 13.1
April 23, 2025

Fiscal Year 2025-26 Budget Workshop

Prepared By:
Amanda Wells, Finance Director/City Treasurer

Recommended Action(s)
Staff recommends that the City Council discuss and provide direction to staff on General Fund and Fire Fund department budget proposals for the Fiscal Year 2025-26 budget.

Summary
A workshop will be conducted wherein staff will present to the City Council revenues and expenditure estimates related to General Fund and Fire Fund services. Departments will present the City Manager recommended budget proposals for the next fiscal year. Although the Capital Improvement Plan will be discussed under a separate item, Capital Improvement Plan impacts to the General Fund will be discussed.

Background
The Fiscal Year 2025-26 Budget Workshop will focus primarily on General Fund and Fire Fund services. At this budget workshop, staff will present information relating to levels of service and the anticipated changes, including additional requests, from the prior year budget.

Finance will present a total General Fund overview including projected revenue sources and overall expenditure categories. Staff will present information relating to services, costs, and new proposals for General Fund services provided by the City Manager, Human Resources, and Risk Management, Economic Development, Community Services and Recreation, Community Development Department, Community Safety and Technology, Government Services, and Finance. Police services are provided by the Riverside County Sheriff and funded by the General Fund and will be included in the department presentations. Finance will then present authorized position information, fund

balance projections, and a preliminary five year forecast.

Fire services are provided by Cal Fire through a contract with Riverside County. Fire services are funded by restricted property tax revenues. These revenues are considered General Fund revenues, however the funds are presented in a special revenue fund due to restrictions placed on the funding by Riverside County. Finance will present a Fire Fund overview and staff will present information relating to services and proposals for the new fiscal year. Finance will also present fund balance projections and a preliminary five year forecast for the fire fund.

Staff from the City, Riverside County Fire, and Riverside Sheriff will be on hand to hear ideas, concerns, issues, and desires related to the draft Fiscal Year 2025-26 Budget.

Environmental

Not Applicable.

Strategic Plan Action - Priority Level: 3 | Target #: 5 | Goal #: 8

Financial Planning: Ensure that City revenues align with expenditures.

Fiscal Impact

At this time, reviewing budget proposals and projected revenues and expenditures for the Fiscal Year 2025-26 budget will not have a fiscal impact.

Prior City Council/Commission Action

This is the first presentation of Fiscal Year 2025-26 projected revenues, priorities, and goals.

Attachment(s)

Attachment 1 - Budget Workshop Presentation



Fiscal Year 2025-26 Budget Workshop

April 23, 2025

Agenda Item No. 13.1

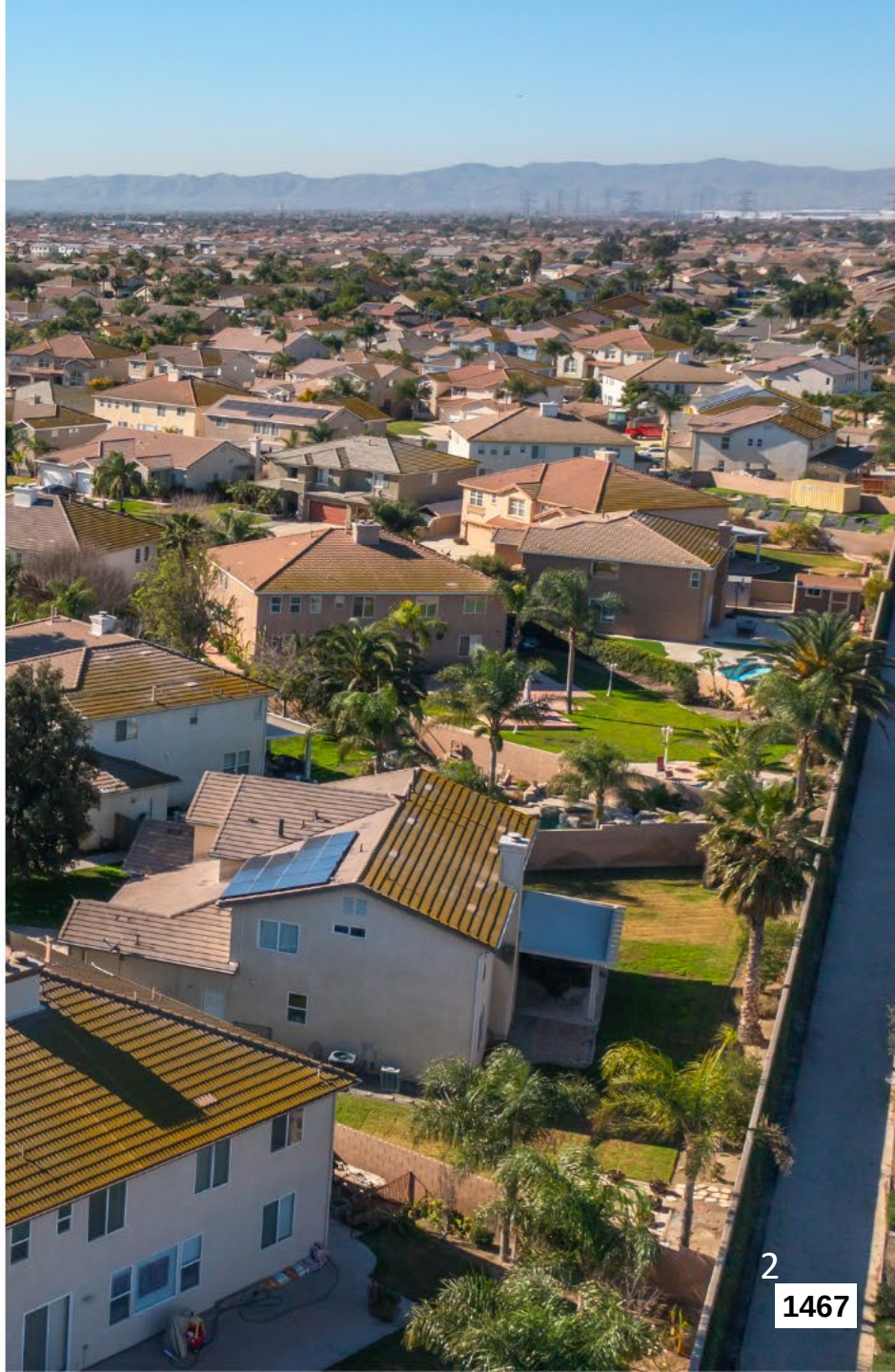
CITY OF EASTVALE

KINDNESS. GRIT. SOLUTIONS-DRIVEN.

City Staff

Introduction

City Manager,
Mark Orme



CITY OF EASTVALE

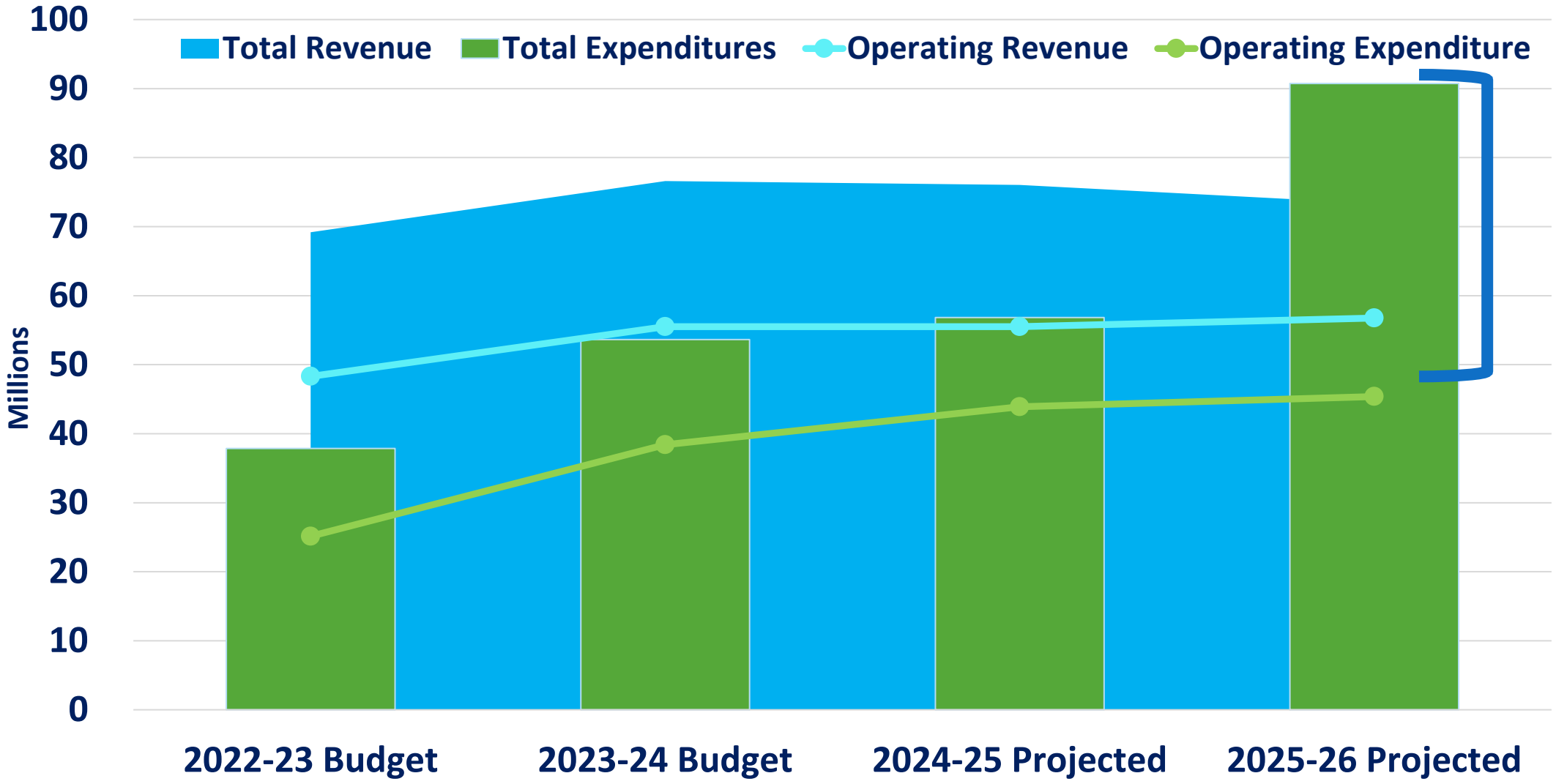
Budget Workshop Agenda

1. **General Fund**
    - Budget Overview
    - Revenue Categories
    - Expenditure Categories
        - Department Detail & Presentations
        - Authorized Position Summary
    - Fund Balance
    - Five Year Projection
2. **Fire Fund**
    - Revenues, Expenditures & Projected Fund Balance
    - Five Year Projection

2025-26 Budget Overview

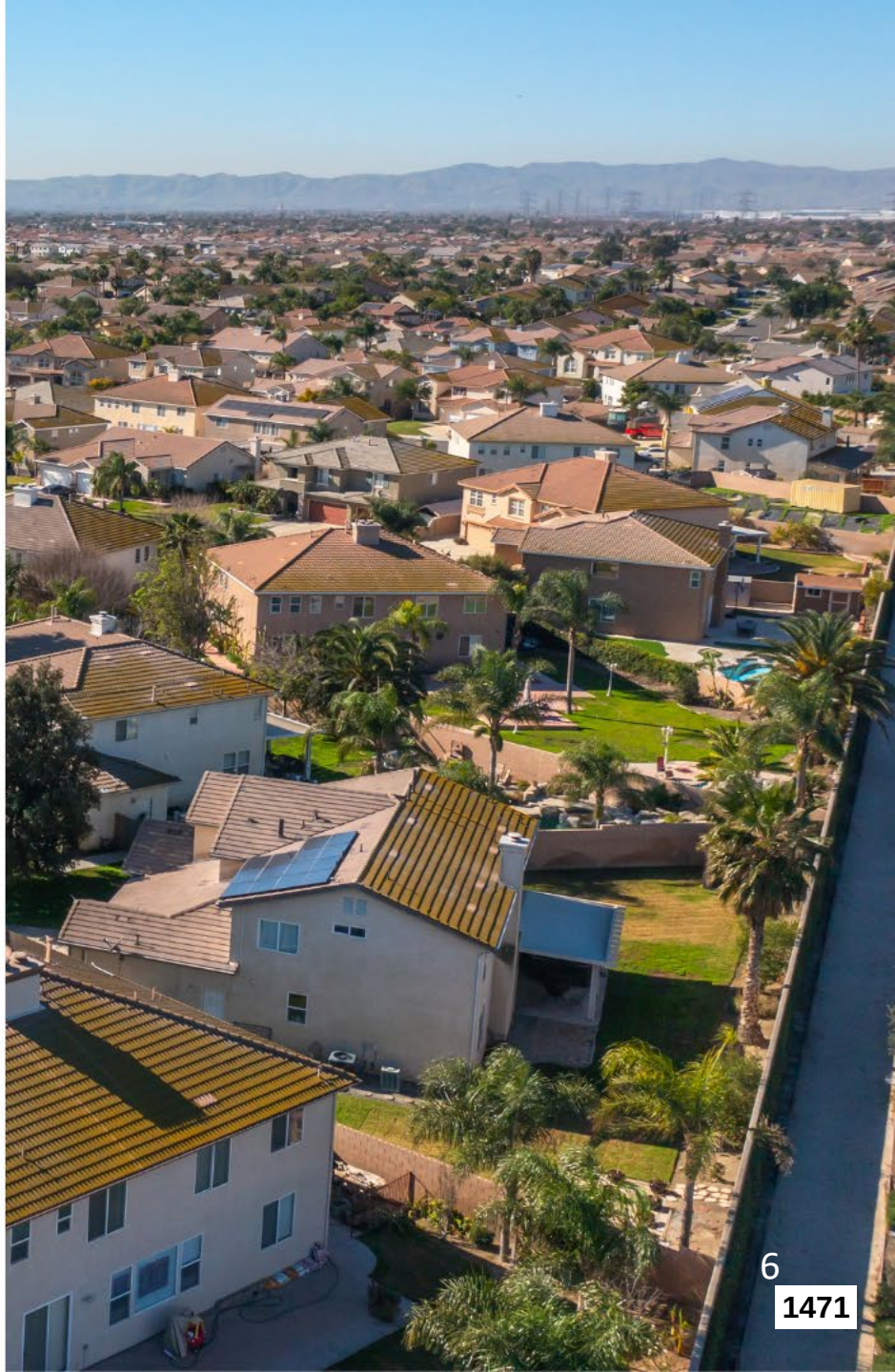
General Fund Total Budget (Excludes Transfers)		
Category	**2024-25 Amended Budget**	**2025-26 Proposed Budget**
Revenues	76,092,610	76,776,160
Expenditures	39,097,014	44,005,491
Surplus	**36,995,596**	**32,770,669**

2024-25 Budget Overview



2025-26
General Fund Revenue Budget
$76,776,160*

*excludes transfers



CITY OF EASTVALE

General Fund Revenue Assumptions

- Sales Tax – HdL Projection
  - Assumes 1% decrease to operating sales tax
    - Walmart & new restaurants included
  - Assumes 4% decrease to non-operating sales tax
  - Unknown how economy will affect consumer activity

Quarter 4 2023 versus Quarter 4 2024			
Category	Riverside County	San Brdo County	So California
Fuel & Service Stations	-14.4%	-13.0%	-14.2%
General Consumer Goods	-2.9%	-1.5%	-2.4%
Food and Drugs	-5.5%	-2.4%	-4.1%
Building & Construction	-6.1%	-3.1%	-2.2%
Restaurants & Hotels	2.7%	3.1%	1.4%

General Fund Revenue Assumptions

- Property Tax – HdL Projection
  - 5% increase to property tax
- Motor Vehicle License Fees – HdL Projection
  - 10% increase, based on property valuations
- Transient Occupancy Tax
  - 16% increase
  - Offset by TOT Sharing Agreement

General Fund Revenue Assumptions

- Licenses, Permits, Fees
  - 4% increase
  - One-Time related to Eastvale Square development
- Use of Money and Property
  - 2% increase to operating & non-operating interest
  - Civic Center reserves appropriated

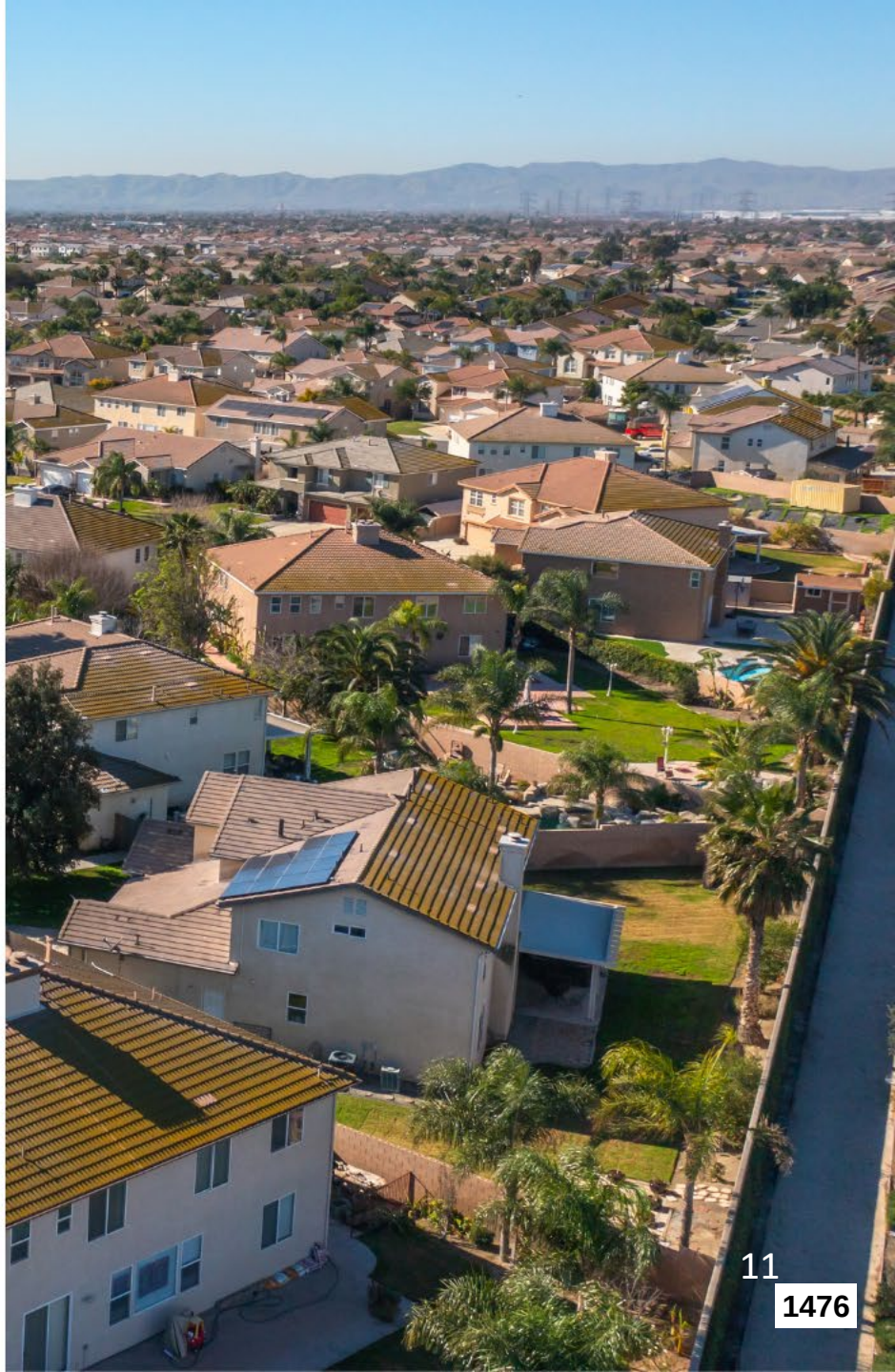
General Fund Revenue Budget

Category	2024-25 Amended Budget	2025-26 Proposed Budget	Change
Sales & Use Tax	50,100,000	49,200,000	(900,000)
Intergovernmental (VLF)	6,460,000	7,075,000	615,000
Property Tax	4,215,800	4,443,800	228,000
Use of Money & Property	5,800,000	5,900,000	100,000
Other Categories	9,516,810	10,157,360	640,550
Total Net of Transfers	**76,092,610**	**76,776,160**	**683,550**
Transfers In	510,406	505,995	(4,411)
Grand Total	**76,603,016**	**77,282,155**	**679,139**

2025-26
General Fund Expenditure Budget
$44,005,491*

*excludes transfers

CITY OF EASTVALE



General Fund Expenditure Assumptions

- Personnel - City
  - 7% Overall increase, 4.25 FTE increase
  - 3.0% cost-of-living-adjustment & merit increases
  - Changes for benefits and vacancy factors
- Operations
  - 23% Overall Increase
  - 37% General Liability premium increase
  - Remainder, moved software from Capital to Operations

General Fund Expenditure Assumptions

- **Maintenance**
  - **7% Overall Decrease**
  - **No new maintenance projects**
- **Contract Services**
  - **13% Overall contracts increase, mostly due to inflation**
  - **18% Law Enforcement increase**
    - RSO contract increase 9% + staffing increase
- **Debt Service**
  - **43% Increase: Sales Tax Sharing and TOT Sharing Agreements**

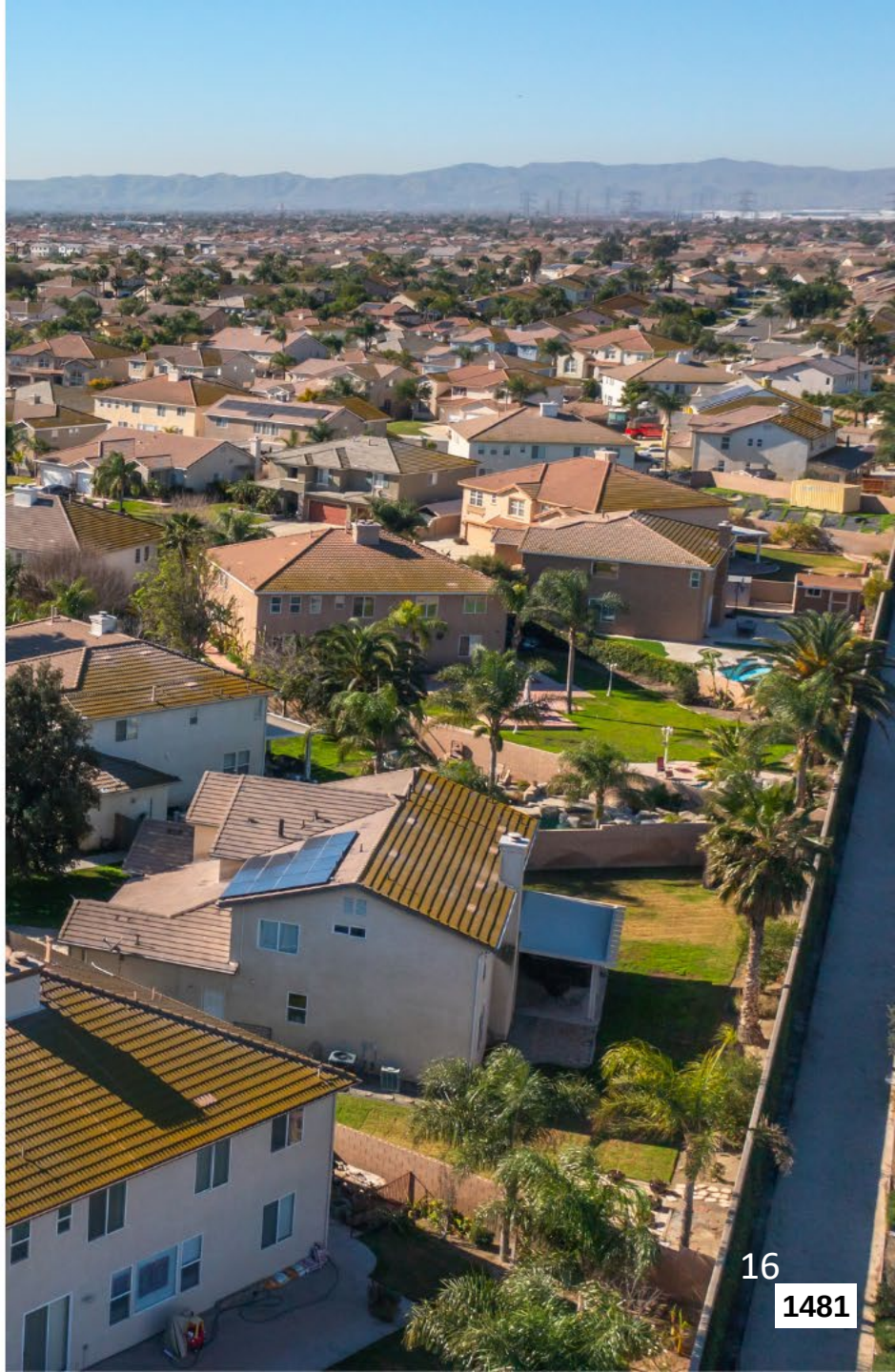
General Fund Expenditure Assumptions

- Capital Outlay
  - 3% Overall Decrease
  - Flock installation one-time savings
  - Remainder, moved software from Capital to Operations
- Transfers
  - Maintenance and replacement reserve contributions calculated
  - Projected CIP impact to General Fund included
    - Includes reserve appropriations for Civic Center

General Fund Expenditure Budget

Category	2024-25 Amended Budget	2025-26 Proposed Budget	Change
Personnel	11,603,246	12,438,836	835,590
Contract Law Enfcmt	14,590,233	17,165,150	2,574,917
Contract Services	7,001,185	7,323,695	322,510
Maintenance	588,210	549,390	(38,820)
Operations	3,757,290	4,633,920	876,630
Capital Outlay	730,850	712,500	(18,350)
Debt Service	826,000	1,182,000	356,000
Total Net of Transfers	**39,097,014**	**44,005,491**	**4,908,477**
Transfers Out	12,231,499	45,371,813	33,140,314
Grand Total	**51,328,513**	**89,377,304**	**38,048,791**

2025-26
General Fund Departments



CITY OF EASTVALE

General Fund Departments

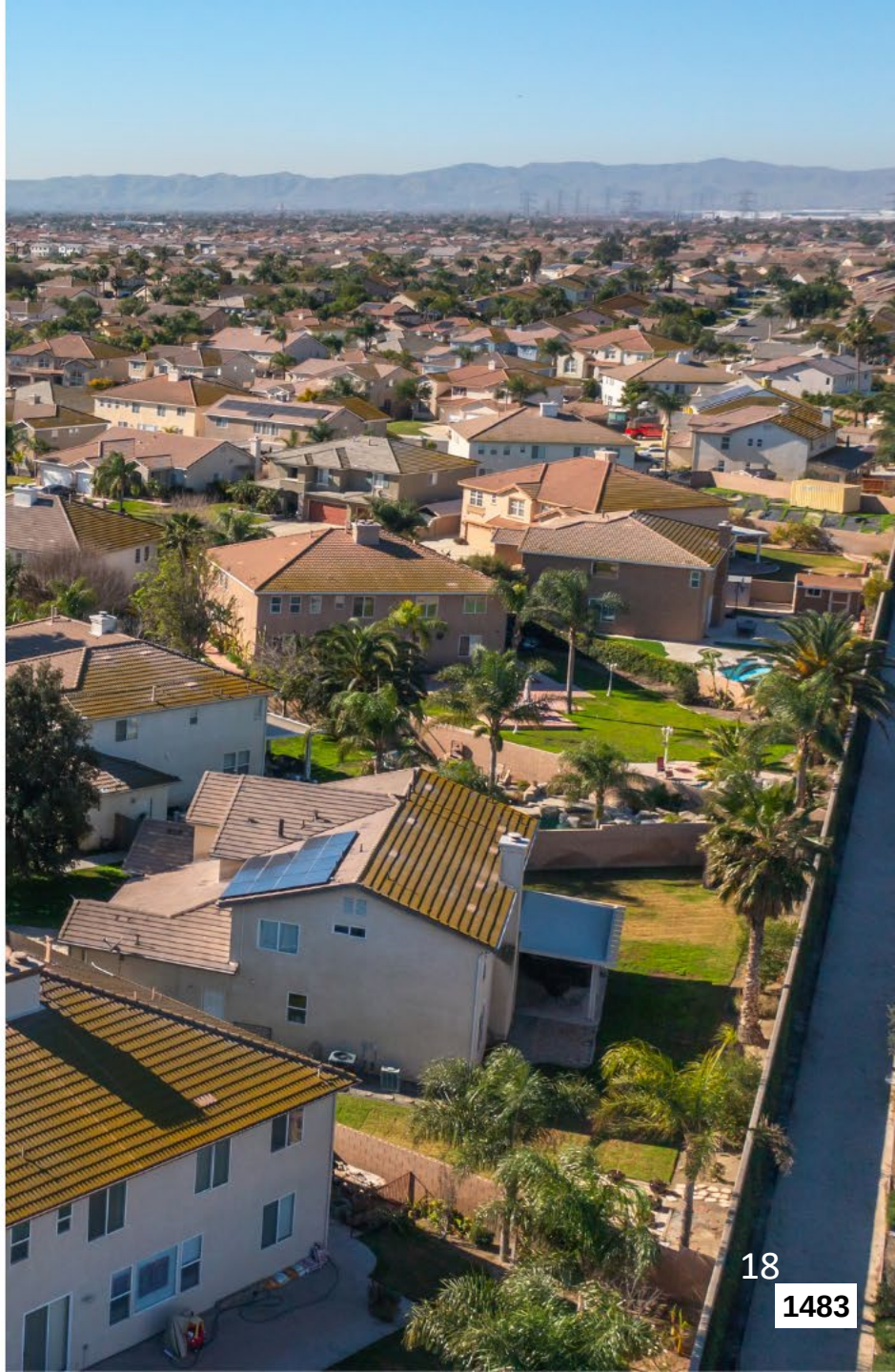
- **Presentation Format**
  - **Department/Division services provided**
  - **Budget comparison charts**
  - **Major Proposals**
    - City Manager recommended proposals
    - Amounts may not match charts exactly, only material changes are listed

2025-26

General Fund Departments

City Council

CITY OF EASTVALE



2025-26 City Council

General Fund: City Council			
Category	**Amended Budget 2024-25**	**Proposed Budget 2025-26**	**Change 2025 to 2026**
Personnel	187,306	183,468	(3,838)
Operations	119,900	140,900	21,000
Capital Outlay	0	0	0
Total	**307,206**	**324,368**	**17,162**

2025-26

General Fund Departments

City Manager





2025-26 City Manager

General Fund: City Manager			
Category	**Amended Budget 2024-25**	**Proposed Budget 2025-26**	**Change 2025 to 2026**
Personnel	553,202	627,778	74,576
Operations	202,800	188,300	(14,500)
Capital Outlay	0	0	0
Total	**756,002**	**816,078**	**60,076**

2025-26
General Fund
Departments
City Manager: Economic Development



2025-26 City Manager: Economic Development

General Fund: CM Economic Development			
Category	**Amended Budget 2024-25**	**Proposed Budget 2025-26**	**Change 2025 to 2026**
Personnel	455,075	485,777	30,702
Operations	683,645	519,885	(163,760)
Capital Outlay	123,670	0	(123,670)
Total	**1,262,390**	**1,005,662**	**(256,728)**

2025-26 City Manager: Economic Development

Major Proposals: Recommended by City Manager

- $68,000 – Business Incentive: Continuation of Shopping Center LPR Camera Grant Program
- $25,000 – Limonite Gap Bridge NEPA Exemption Analysis
- Contract Services – Downtown related contract savings
- Capital Outlay – Software moved into Contract Services

2025-26
General Fund Departments
City Manager: Human Resources & Risk Management



2025-26 City Manager: Human Resources

General Fund: CM Human Resources			
Category	**Amended Budget 2024-25**	**Proposed Budget 2025-26**	**Change 2025 to 2026**
Personnel	602,031	651,938	49,907
Operations	391,790	435,005	43,215
Capital Outlay	0	0	0
Total	**993,821**	**1,086,943**	**93,122**

2025-26 City Manager: Human Resources

Major Proposals: Recommended by City Manager

- ($31,190) – Personnel: Exchange HR Analyst for HR Technician
- $10,325 – Personnel: Promotional Opportunity Payroll Coordinator to Senior Payroll Coordinator
- $25,000 – HR Compliance Assessment
- $15,000 – Certificate of Insurance tracking software
- Additional Personnel – Changes in employee benefit selection

2025-26 City Manager: Risk Management

General Fund: CM Risk Management			
Category	**Amended Budget 2024-25**	**Proposed Budget 2025-26**	**Change 2025 to 2026**
Personnel	191,000	287,800	96,800
Operations	682,200	986,100	303,900
Capital Outlay	0	0	0
Total	**873,200**	**1,273,900**	**400,700**

2025-26 City Manager: Risk Management

Major Proposals: Recommended by City Manager

- $96,800 – Increased Workers Compensation contribution
- $253,900 – Increased General Liability contribution
- $50,000 – Estimated to start Risk Mitigation program

2025-26
General Fund Departments
City Manager: Community Services & Recreation



2025-26 City Manager: Community Services & Recreation

General Fund: CM Community Services/Rec			
Category	**Amended Budget 2024-25**	**Proposed Budget 2025-26**	**Change 2025 to 2026**
Personnel	601,736	762,205	160,469
Operations	687,520	894,000	206,480
Capital Outlay	0	57,500	57,500
Total	**1,289,256**	**1,713,705**	**424,449**

2025-26 City Manager: Community Services & Recreation

Major Proposals: Recommended by City Manager

- $146,160 – New Position: Community Services and Recreation Supervisor position
- $174,300 – July 4th Extravaganza
  - (Fireworks Pyrotechnic Show $65k $80k)
- $57,500 – New Vehicle: Mobile Recreation Van

2025-26
General Fund Departments
Finance



2025-26 Finance

General Fund: Finance			
Category	**Amended Budget 2024-25**	**Proposed Budget 2025-26**	**Change 2025 to 2026**
Personnel	1,330,586	1,526,428	195,842
Operations	723,130	680,985	(42,145)
Capital Outlay	0	0	0
Total	**2,053,716**	**2,207,413**	**153,697**

2025-26 Finance

Major Proposals: Recommended by City Manager

- $141,700 – New Position: Finance Analyst
- ($42,145) - Consulting savings – Civic Center financial planning complete
- Additional Personnel Increase – Changes in employee benefit selection

2025-26
General Fund Departments
Government Services



2025-26 Government Services: City Clerk

General Fund: GS City Clerk			
Category	**Amended Budget 2024-25**	**Proposed Budget 2025-26**	**Change 2023 to 2024**
Personnel	612,666	626,989	14,323
Operations	238,719	229,950	(8,769)
Capital Outlay	0	0	0
Total	**851,385**	**856,939**	**5,554**

2025-26 Government Services: City Clerk

Major Proposals: Recommended by City Manager

- $5,690 – Promote Administrative Assistant to Senior Administrative Assistant
- $10,000 – New City Council/Commission Voting Tablets
- $4,000 – Expansion of online filing of FPPC forms to now include Form 460s

2025-26 Government Services: Communications

General Fund: GS Communications			
Category	**Amended Budget 2024-25**	**Proposed Budget 2025-26**	**Change 2023 to 2024**
Personnel	254,862	240,468	(14,394)
Operations	177,680	177,900	220
Capital Outlay	0	0	0
Total	**432,542**	**418,368**	**14,174**

2025-26

General Fund Departments

Community Safety & Technology

Code Enforcement & Information Technology Services



2025-26 Community Safety & Tech: Admin

General Fund: CST Admin			
Category	**Amended Budget 2024-25**	**Proposed Budget 2025-26**	**Change 2025 to 2026**
Personnel	583,548	566,926	(16,622)
Operations	401,200	379,900	(21,300)
Capital Outlay	0	62,000	62,000
Total	**984,748**	**1,008,826**	**24,078**

2025-26 Community Safety & Tech: Admin

Major Proposals: Recommended by City Manager

- $25,000 – AM Radio Broadcast System
- $15,000 – New Vehicle: Volunteer Program
  - $47,000 in AQMD funds, no General Fund impact
- Personnel Reduction – Changes in employee benefit selection
- Contract Services Reduction for Gray Quarter

2025-26 Community Safety & Tech: Code Enforcement

General Fund: CST Code Enforcement			
Category	**Amended Budget 2024-25**	**Proposed Budget 2025-26**	**Change 2025 to 2026**
Personnel	730,537	742,999	12,462
Operations	254,320	273,820	19,500
Capital Outlay	0	0	0
Total	**984,857**	**1,016,819**	**31,962**

2025-26 Community Safety & Tech: Code Enforcement

Major Proposals: Recommended by City Manager

- $78,150 – Part Time Code Compliance Officer
- $15,000 – Property abatement services
- Additional Personnel Decrease – Changes in employee benefit selection

2025-26 Community Safety & Technology: Information Technology Services

General Fund: CST: ITS			
Category	**Amended Budget 2024-25**	**Proposed Budget 2025-26**	**Change 2023 to 2024**
Personnel	49,764	0	(49,764)
Operations	363,431	485,300	121,869
Capital Outlay	0	0	0
Total	**413,195**	**485,300**	**72,105**

2025-26 Information Technology Services

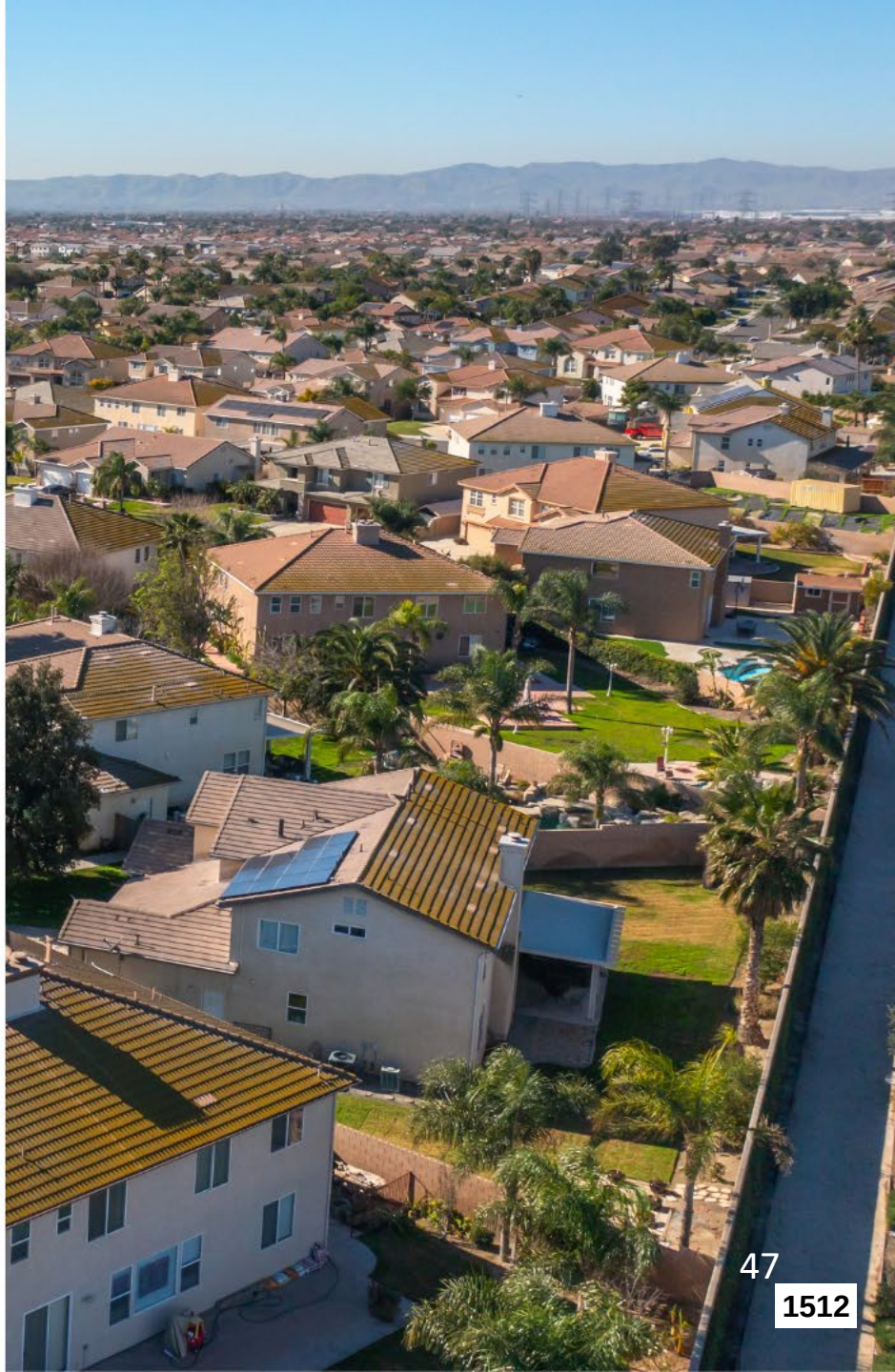
Major Proposals: Recommended by City Manager

- Equipment:
  - $50,000 – Consulting Services for Civic Center project
  - $5,000 – Citrus Network Switch
  - $80,000 – GIS Consultant
- Personnel: Director salaries moved to different department

2025-26

General Fund Departments

Law Enforcement



CITY OF EASTVALE

2025-26 Law Enforcement

General Fund: Law Enforcement			
Category	**Amended Budget 2024-25**	**Proposed Budget 2025-26**	**Change 2025 to 2026**
Personnel	0	0	0
Operations	14,879,733	17,469,000	2,589,267
Capital Outlay	231,350	183,000	48,350
Total	**15,111,083**	**17,452,000**	**2,340,917**

2025-26 Law Enforcement

2024-25 Current Year Contract Budget:

- Projected 4.0-4.25% rate increase over 2023-24
- RSO revised rate increase to 7.0% over 2023-24

- 03/2025: RSO projects 9.0% rate increase for 2025-26
- 9.0% rate increase included in budget
  - $1,117,267

2025-26 Law Enforcement

Major Proposals: Recommended by City Manager

- **$1,149,000 –Additional** 12 hours patrol
  - Total 108 daily patrol hours
- **$323,000 – 1 Dedicated Sergeant**
  - Oversees Dedicated Traffic Staff
  - Position is currently filled, however RSO requests the City pay for 100% dedicated positions

2025-26 Law Enforcement

Major Proposals: Recommended by City Manager

- $76,000 – Replace 2 BMW Motorcycles
- Remaining offset to capital outlay is savings for Flock installation from prior year

2025-26 Law Enforcement

Contract Staffing Levels:

- **Average Patrol Services: 108 hours per day**
  - Increased from 92 hours per day *
  - Increased from 96 hours per day #
- **Dedicated Sworn & Non-Sworn Positions**
  - Two (2) Traffic Enforcement Deputy – Fully Supported
  - Four (4) Zone Policing Deputy – Fully Supported **
  - Four (4) Motor Deputy – Fully Supported *
  - Six (6) Community Service Officer Positions (2 Traffic & 4 Patrol) @
  - One (1) Commercial Enforcement Deputy @
  - Two (2) Dedicated Sergeants @#
- **1.5 FTE School Site Resource Officer 50% Cost Share**

*Budget 2021-22 increase

**Mid-Year 2021-22 increase

@ Budget 2023-24 increase

Budget 2025-26 increase

2025-26 General Fund Departments

Community Development: Building & Planning



2025-26 Community Development: Admin

General Fund: CDD Admin			
Category	**Amended Budget 2024-25**	**Proposed Budget 2025-26**	**Change 2025 to 2026**
Personnel	342,633	367,345	24,712
Operations	112,720	169,520	56,800
Capital Outlay	0	0	0
Total	**455,353**	**536,865**	**81,512**

2025-26 Community Development: Admin

Major Proposals: Recommended by City Manager

- $55,000 – Contract services for Land Development Support, moved from Economic Development
- Additional Personnel Increase – Changes in employee benefit selection

2025-26 Community Development: Planning

General Fund: CDD Planning			
Category	**Amended Budget 2024-25**	**Proposed Budget 2025-26**	**Change 2025 to 2026**
Personnel	688,777	729,933	41,156
Operations	430,130	454,380	24,250
Capital Outlay	0	0	0
Total	**1,118,907**	**1,184,313**	**65,406**

2025-26 Community Development: Planning

Major Proposals: Recommended by City Manager

- Adding budget of $4,120 to allow for promotional opportunities:
  - Planning Technician to Assistant Planner
- Additional Personnel Increase – Changes in employee benefit selection
- Contract Services – CPI related increases

2025-26 Community Dev: Building Safety

General Fund: CDD Building Safety			
Category	**Amended Budget 2024-25**	**Proposed Budget 2025-26**	**Change 2025 to 2026**
Personnel	799,444	931,730	132,286
Operations	1,064,500	1,067,000	2,500
Capital Outlay	0	0	0
Total	**1,863,944**	**1,998,730**	**134,786**

2025-26 Community Development: Building

Major Proposals: Recommended by City Manager

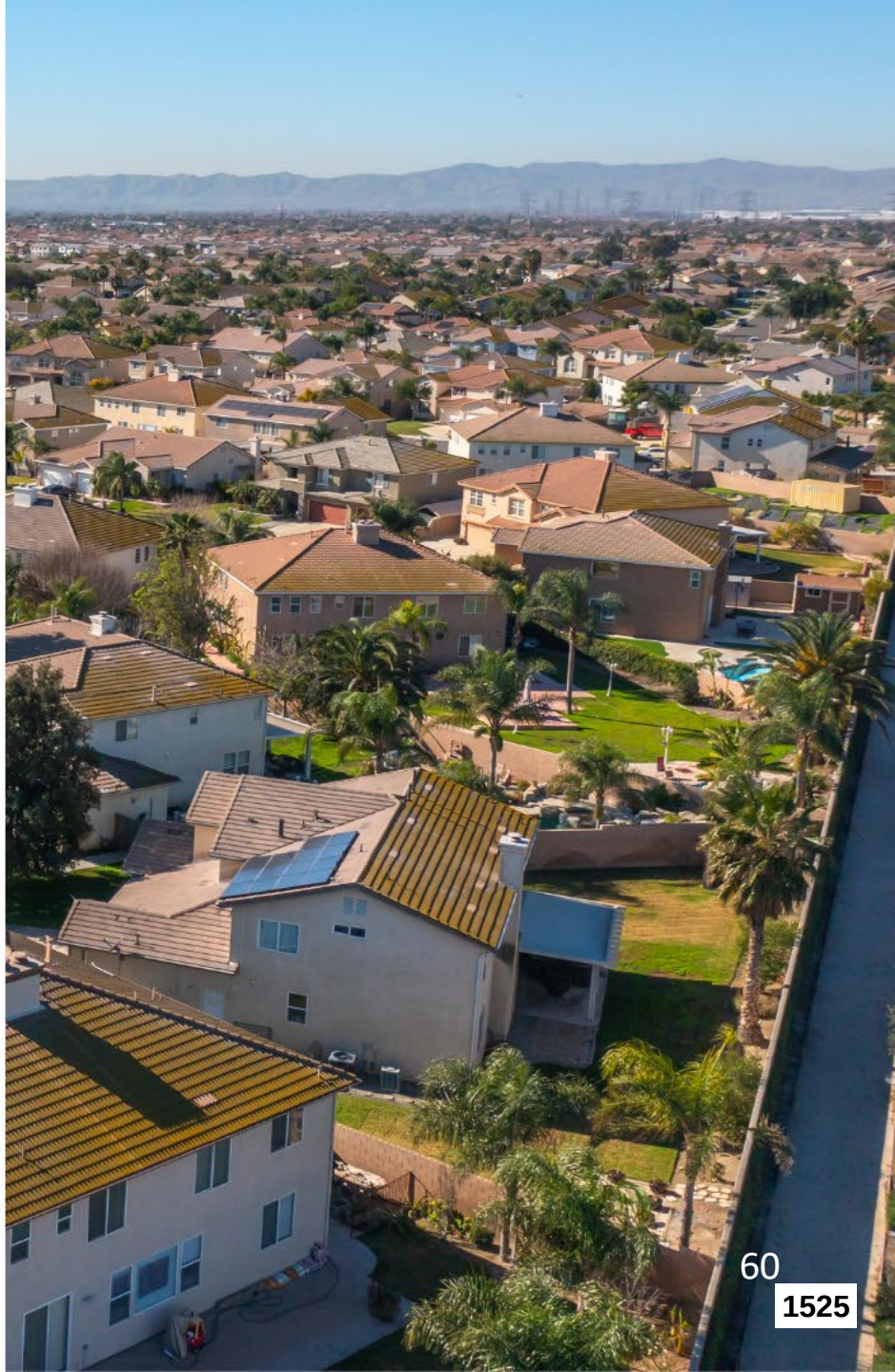
- Additional Personnel Increase – Changes in employee benefit selection
- Contract Services – Minimal increase

2025-26

General Fund Departments

Public Works

CITY OF EASTVALE



2025-26
General Fund Departments
Public Works



2025-26 Public Works Engineering

General Fund: PW Engineering			
Category	**Amended Budget 2024-25**	**Proposed Budget 2025-26**	**Change 2025 to 2026**
Personnel	1,631,185	1,868,865	237,680
Operations	1,624,933	1,973,670	348,737
Capital Outlay	0	0	0
Total	**3,256,118**	**3,842,535**	**586,417**

2025-26 Public Works Engineering

Major Proposals: Recommended by City Manager

- $155,000 – GIS Analyst
- $24,570 – Intern
- Additional Personnel Increase – Changes in employee benefit selection
- $280,000 – Inspection services for Private Development
- CPI and Inflation increases on contract services

2025-26 Public Works & Streets

General Fund: PW & Streets			
Category	**Amended Budget 2024-25**	**Proposed Budget 2025-26**	**Change 2025 to 2026**
Personnel	1,173,672	1,011,439	(162,233)
Operations	971,725	1,016,725	45,000
Capital Outlay	0	0	0
Total	**2,145,397**	**2,028,164**	**(117,233)**

2025-26 Public Works & Streets

Major Proposals: Recommended by City Manager

- $15,000 – Trailer for skip loader
  - $155,000 – Diesel Skip Loader (AQMD Funds, non-General Fund)
- CPI and Inflation increases on contract services
- Additional Personnel Savings – Changes in employee benefit selection

2025-26 PW Facilities & Landscaping

General Fund: PW Facilities & Landscaping			
Category	**Amended Budget 2024-25**	**Proposed Budget 2025-26**	**Change 2025 to 2026**
Personnel	321,384	327,434	6,050
Operations	552,390	645,090	92,700
Capital Outlay	0	0	0
Total	**873,774**	**972,524**	**98,750**

2025-26 PW Facilities & Landscaping

Major Proposals: Recommended by City Manager

- $25,000 – Mission Boulevard Landscape/Median Improvement
- $54,000 – Archibald @ Prado Basin Road & River Road/Archibald Landscape Frontage Maintenance

2025-26

General Fund Departments

Animal Control & Crossing Guards

CITY OF EASTVALE



2025-26 Animal Control

Services Provided:

- Animal Licensing
  - Licensing revenue offsets contract costs
- Sheltering
  - Kenneling
- Field Animal Control Officer 0.5 FTE
  - Licensing checks
  - Live animal and deceased animal pickup

2025-26 Animal Control

General Fund: Animal Control			
Category	**Amended Budget 2024-25**	**Proposed Budget 2025-26**	**Change 2025 to 2026**
Personnel	0	0	0
Operations	367,500	367,500	0
Capital Outlay	0	0	0
Total	**367,500**	**367,500**	**0**

2025-26 Crossing Guards

Services Provided:

- City responsible for reimbursing 50% of CNUSD costs
- Locations are negotiated between City and CNUSD
  - 11 current locations
  - New locations must be memorialized with amendment to agreement

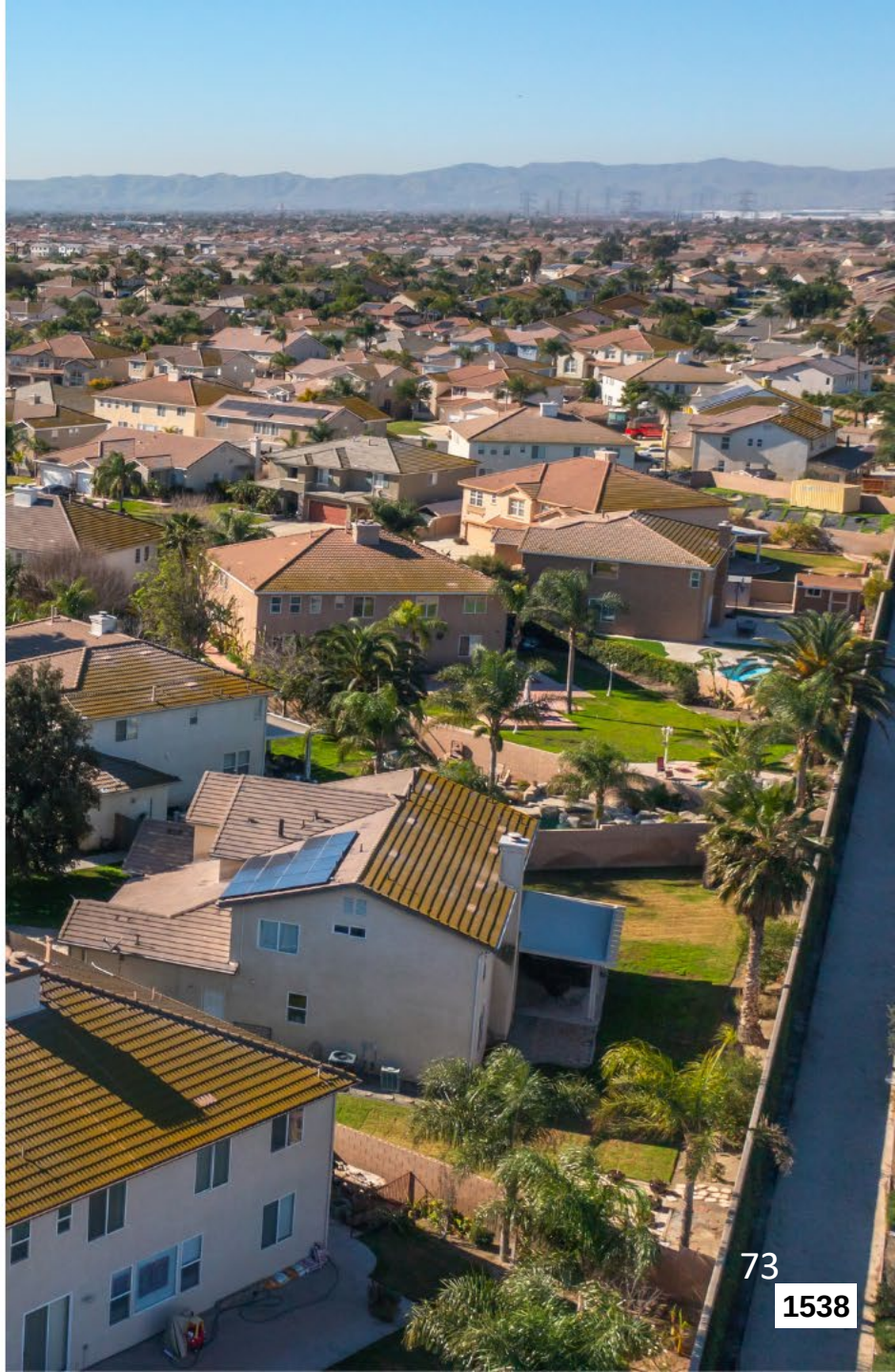
2025-26 Crossing Guards

General Fund: Crossing Guards			
Category	**Amended Budget 2024-25**	**Proposed Budget 2025-26**	**Change 2025 to 2026**
Personnel	0	0	0
Operations	150,000	150,000	0
Capital Outlay	0	0	0
Total	**150,000**	**150,000**	**0**

2025-26

General Fund Departments

Non Departmental



CITY OF EASTVALE

2025-26 Non Departmental

Services Provided:

- City-wide Personnel Benefits
  - Separation leave payout, CalPERS pension liability, OPEB (retiree health) liability
- Building leases
- Contingency
- Bad debt
- Tax Sharing Agreements
- RivCo Revenue Neutrality

2025-26 Non Departmental

General Fund: Non Departmental			
Category	**Amended Budget 2024-25**	**Proposed Budget 2025-26**	**Change 2025 to 2026**
Personnel	500,090	520,962	20,872
Operations	1,793,400	2,081,500	288,100
Capital Outlay	0	0	0
Total	**2,293,490**	**2,602,462**	**308,972**

2025-26 Non Departmental

Major Proposals: Recommended by City Manager

- $60,000 – Additional Sales Tax Sharing
- $296,000 – Additional Transient Occupancy Tax Sharing
- $35,000 – Bad Debt increase
- ($105,000) – Moved copier and internet to ITS budget

2025-26

General Fund Departments

Transfers

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General Fund Transfers

Transfer-Out (one-time)

Capital Improvement Plan Contribution

- $21.8 million Civic Center Reserve appropriation
- $9.9 million Library Reserve appropriation
- $4.2 million Police Station Reserve appropriation
- $7.0 million Civic Center Site Reserve appropriation
- $4.5 million Parking Structure

General Fund Transfers

Transfer-Out (one-time)

Capital Replacement Contribution $1,100,000

- $50,000 Information Technology Replacement
- $240,000 Fleet Replacement
- $500,000 Street Maintenance
- $250,000 Facilities Maintenance
- $100,000 Catch Basin & Storm Drain Maintenance

2025-26
General Fund
Authorized Positions

CITY OF EASTVALE

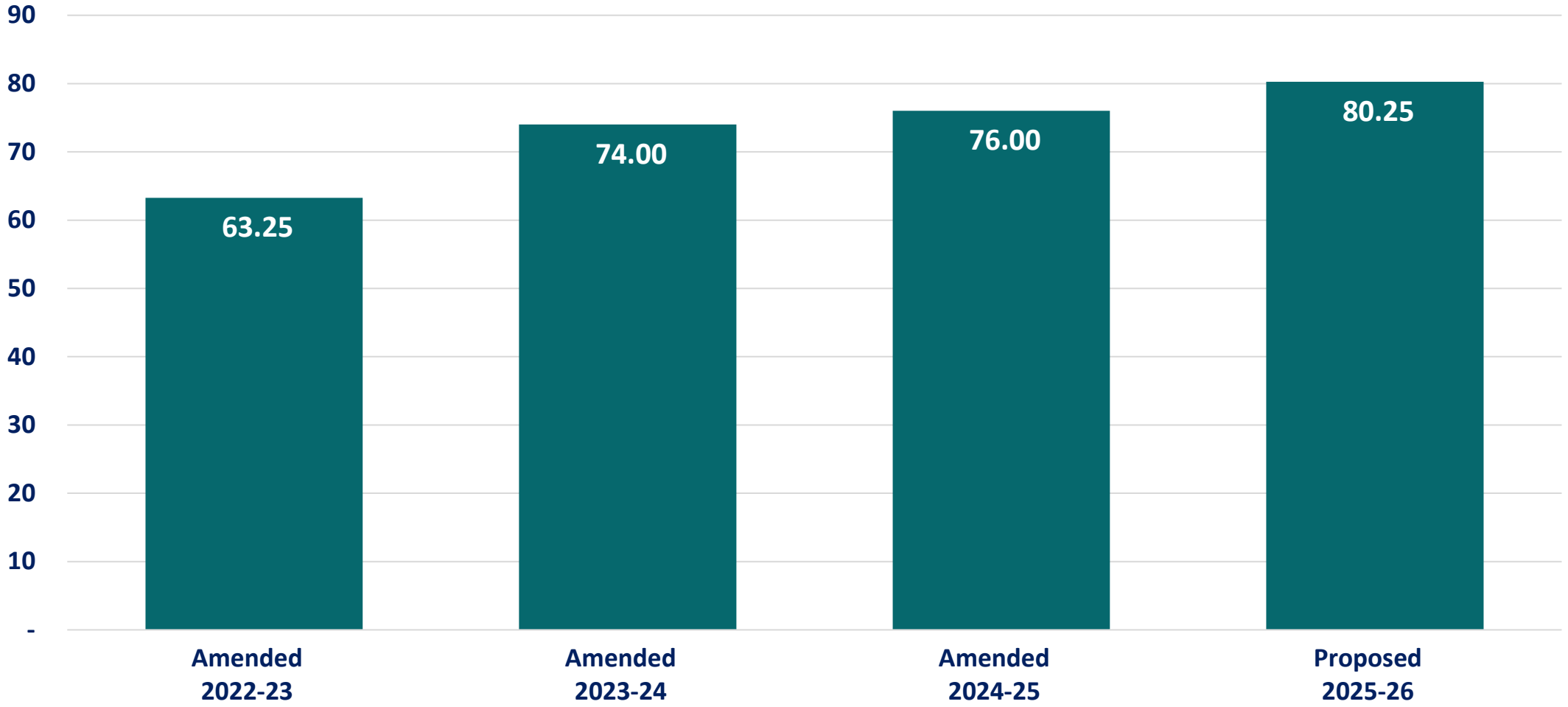


General Fund Authorized Positions

- **Major Expenditure Adjustments**
  - **Personnel $835,590 increase**
    - New positions & position changes
    - Increase in Workers Compensation PERMA

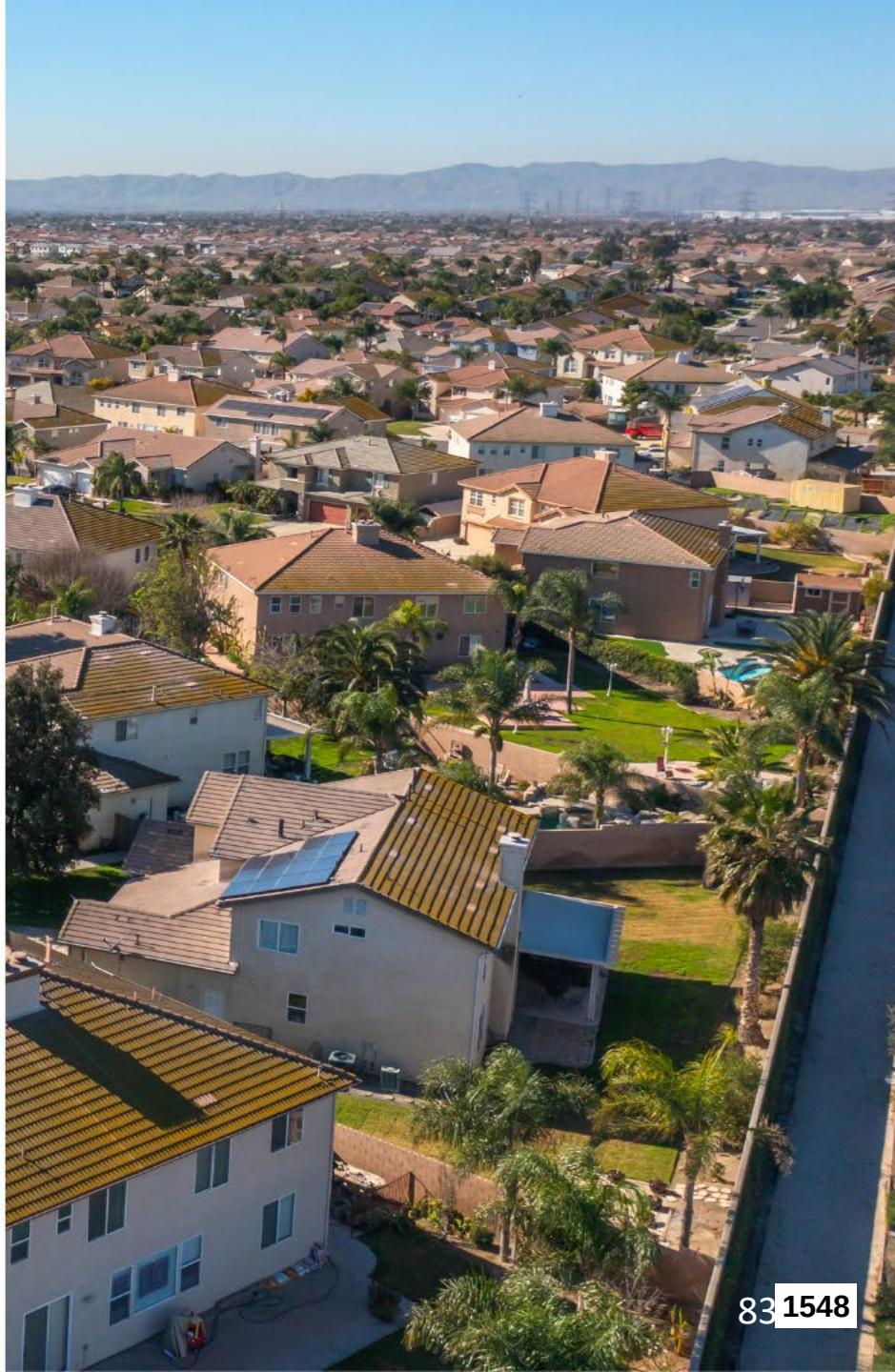
General Fund Authorized Positions

Historical and projected authorized positions, by FTE



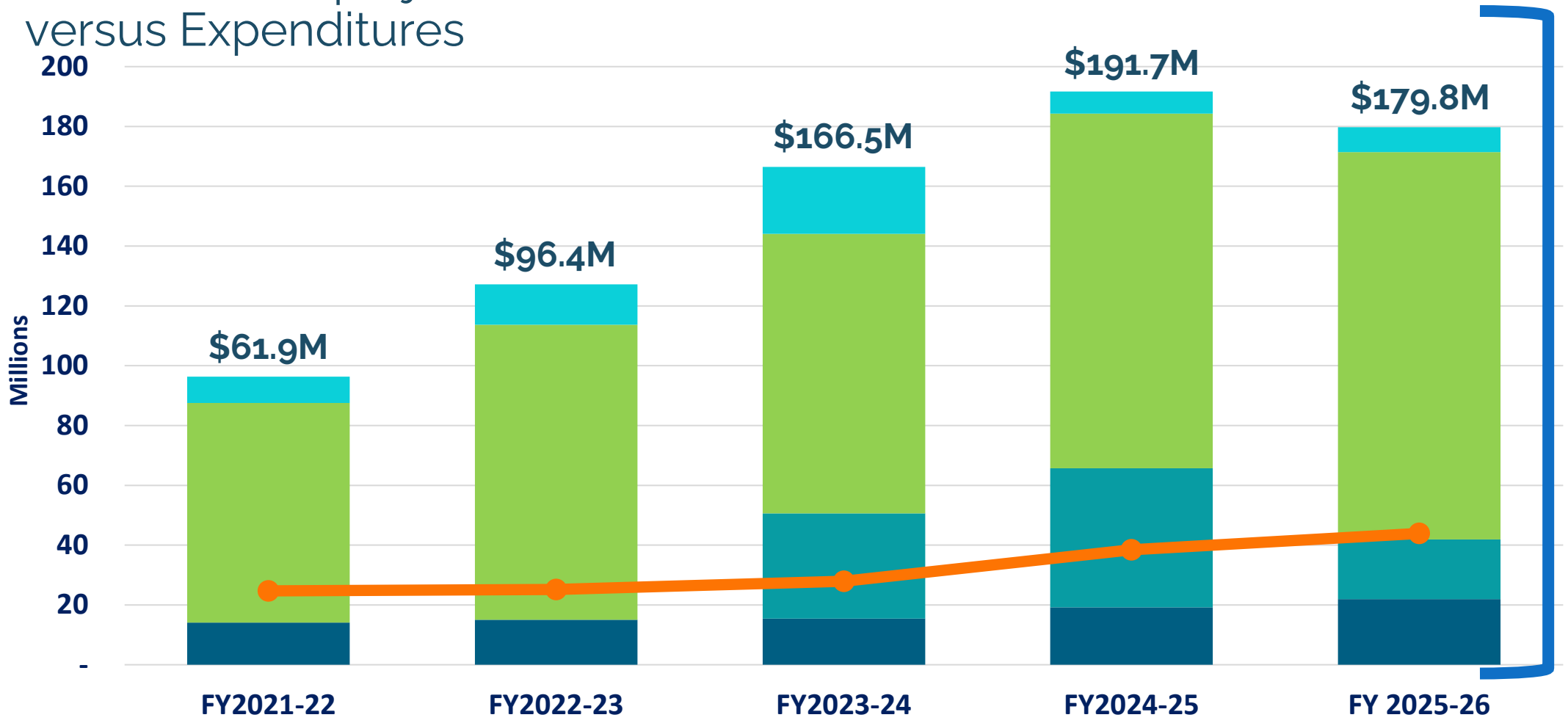
2025-26
General Fund Fund-Balance Projection

CITY OF EASTVALE



General Fund Fund-Balance

Historical and projected fund balance and reserves versus Expenditures



2025-26 General-Fund Fund-Balance Projection @ June 30, 2026



2025-26
General Fund Five-Year Projection

CITY OF EASTVALE



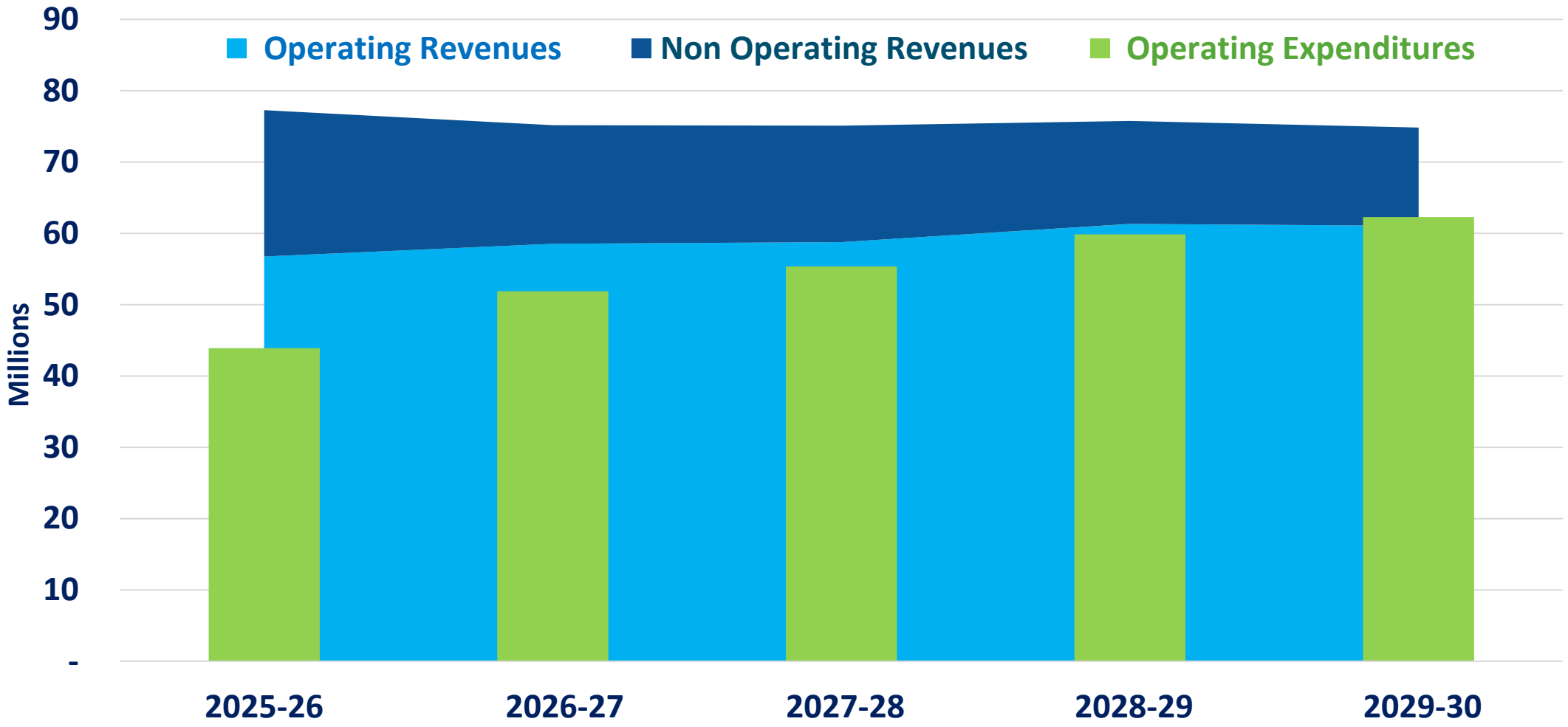
General Fund Five-Year Projection

Five Year Long Range Plan Assumptions:

- Assumes current economic status
- Utilizes current operating surplus assumption (60% operating/ 40% one-time sales tax)
- Limited new sales tax revenues
- Projects new property tax revenues related to residential development
  - Service CFD revenues for Public Safety
- Assumes all Civic Center reserves expensed
  - Assumes reduced interest earnings
- Assumes debt issuance for Civic Center with $6.5M annual debt service
- Projects Civic Center operating and maintenance costs
- Does not assume Downtown development impacts
- Includes Fire Fund contribution

General Fund Five Year Projection

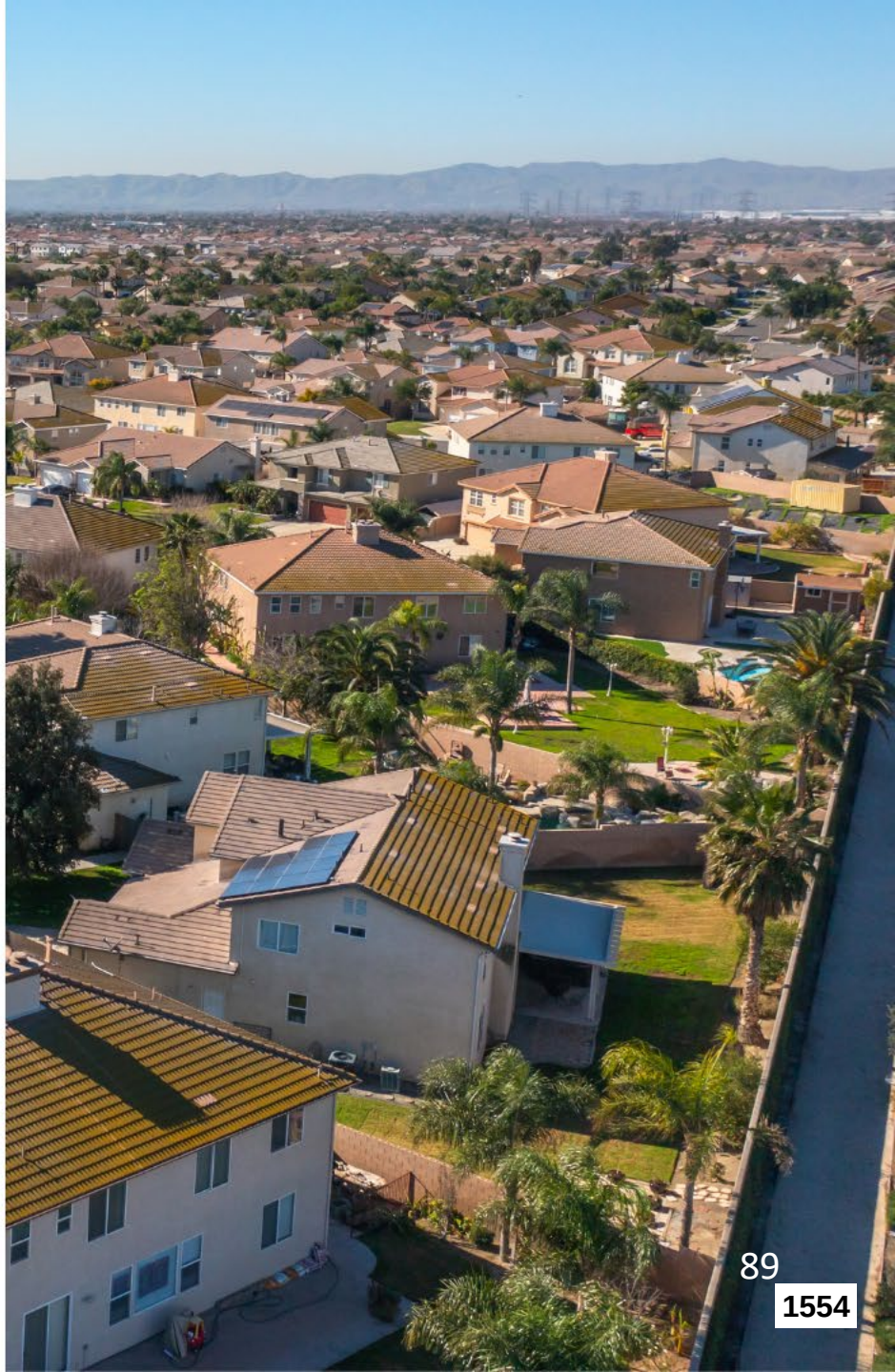
Projected Budget



2025-26

Fire Fund

CITY OF EASTVALE



2025-26 Fire Fund Overview

Projected Fire revenue: **$10,763,000**

Based on 6.5% of every $1.00 in property tax, plus fee revenue

Projected Fire expenditures: **$9,830,975**

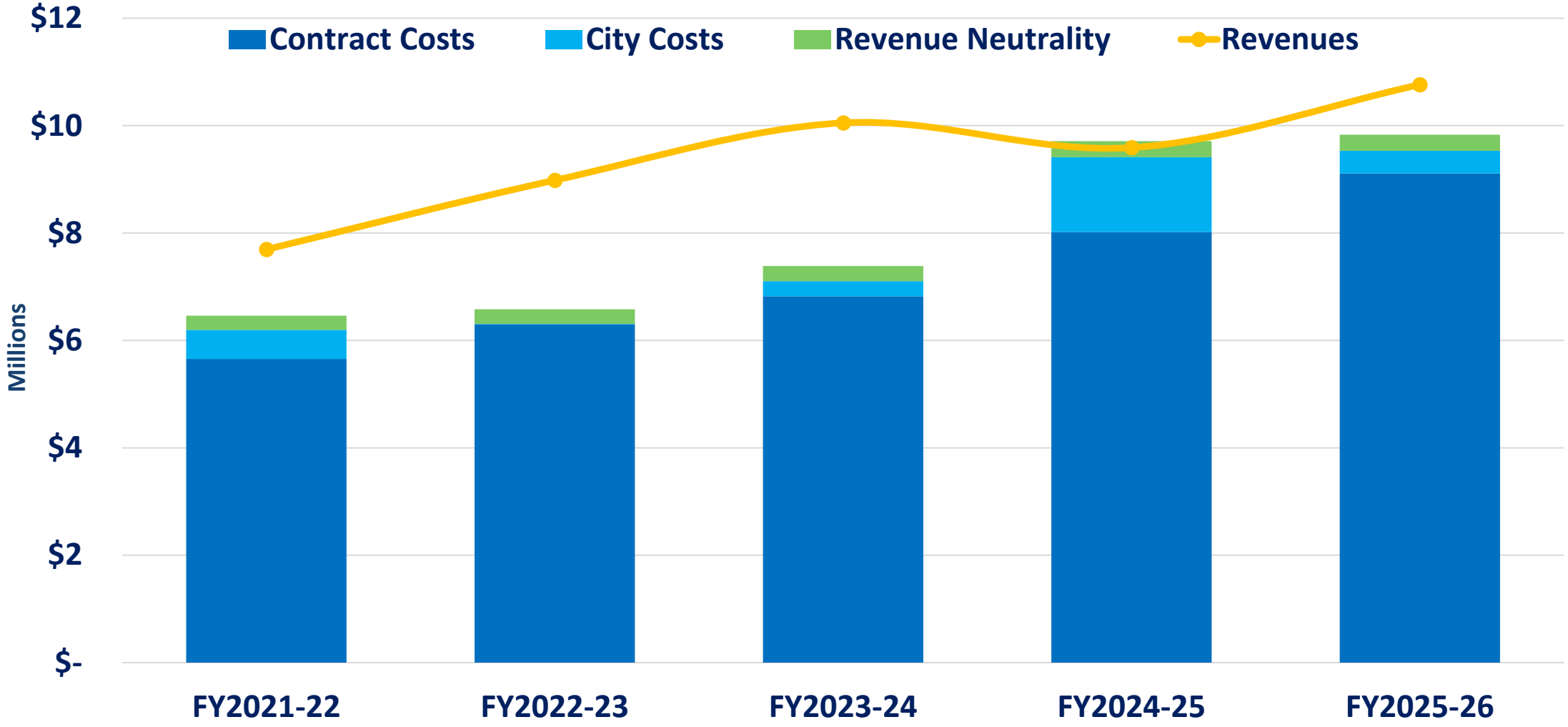
Including Contract Costs, Revenue Neutrality & City Costs

Projected Fiscal Year Budget Surplus: **$932,025**

1555

2025-26 Fire Fund Overview

Historical and projected expenditures



2025-26 Fire Services: Contract Staffing

- **Station 27**
  - Medic Engine - 3 Staff
  - Medic Squad – 2 Staff
- **Station 31**
  - Medic Engine -3 Staff
- **1.0 FTE Deputy Fire Marshall**
- **0.5 FTE Fire Systems Inspector**
  - Construction inspections
- **1.0 FTE Fire Safety Specialist**
  - Assists new construction inspections
- **1.0 FTE Fire Systems Inspector**
  - Business inspection program

2025-26 Fire Services

Major Proposals: Recommended by City Manager

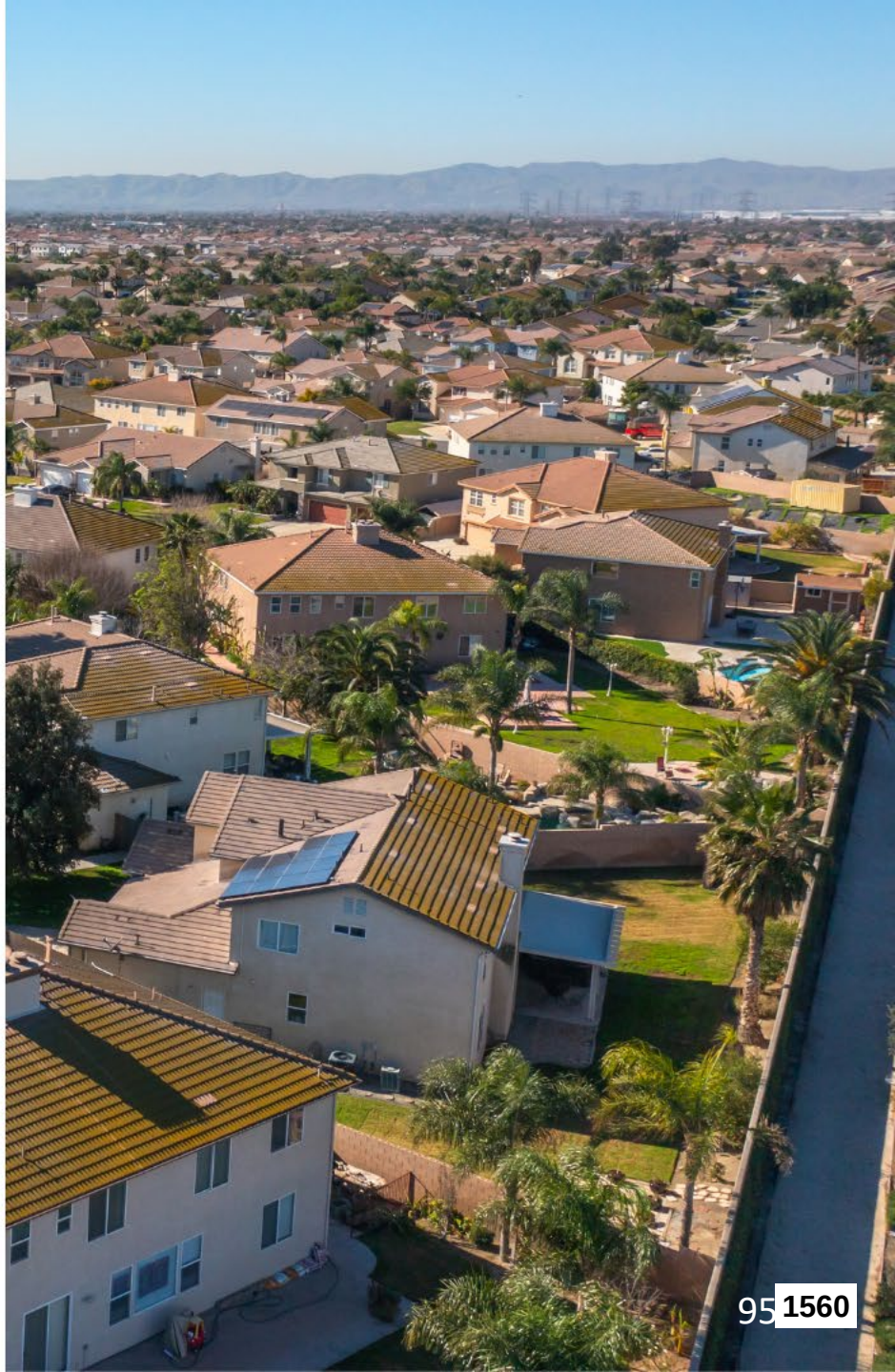
- $110,800 – Dedicated Deputy Fire Marshall
  - Increase from 0.5 to 1.0 FTE
- $100,600 – Dedicated Fire Safety Specialist
  - Increase from 0.5 to 1.0 FTE

2025-26 Fire Fund: Fund Balance

Estimated Fund Balance @ 06/30/2026	**$19,422,949**
Assigned Reserve:	
75% Operating Contingency	- 7,373,231
Committed Reserves:	
Facility Construction: 3rd Fire Station	- 11,500,000
Equipment: Apparatus Replacement	- 400,000
Estimated Unassigned Fund Balance	**= 149,718**

2025-26
Fire Fund Five-Year Projection

CITY OF EASTVALE



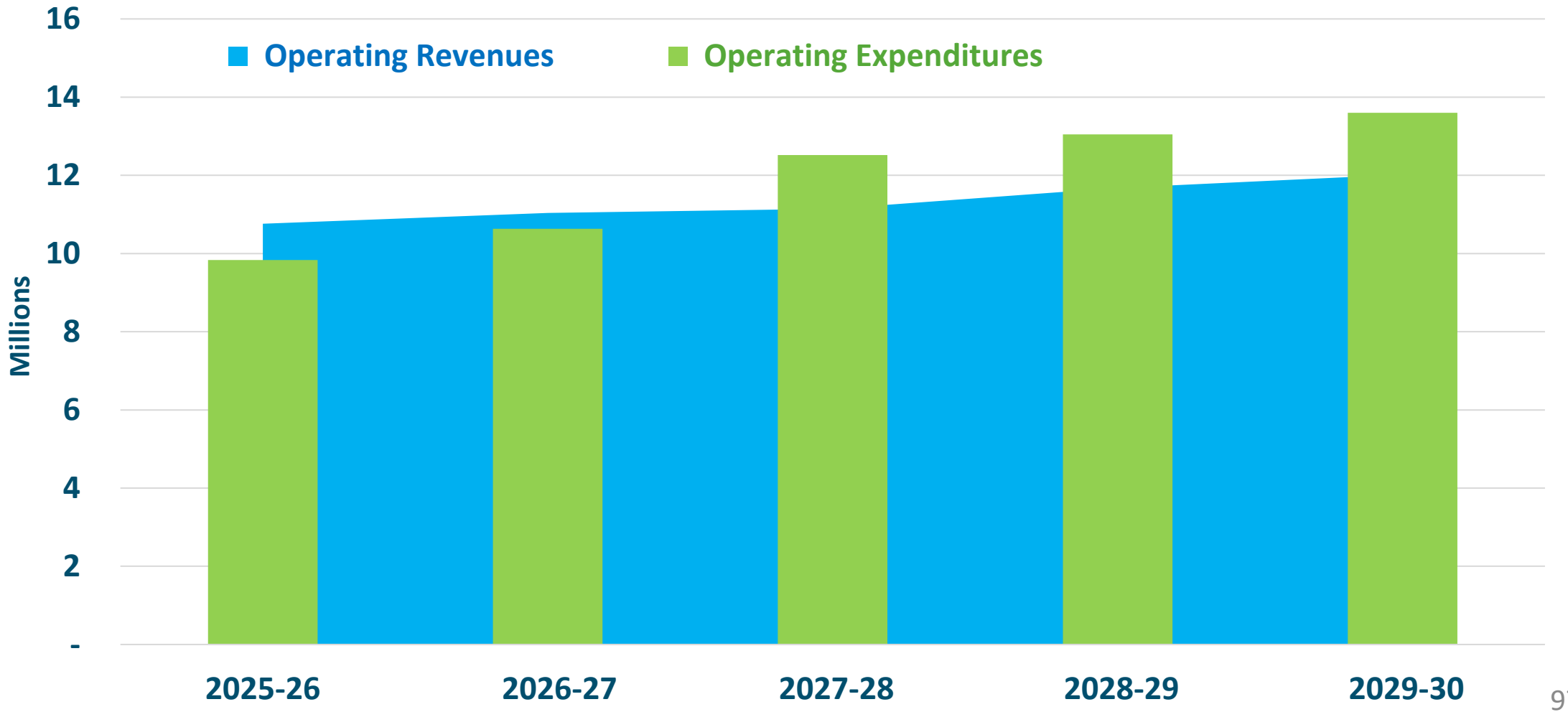
Fire Fund Five Year Projection

Five Year Long Range Plan Assumptions:

- Projects new property tax revenues related to residential development
- Assumes all Fire Station reserves expensed
  - Assumes reduced interest earnings
- Projects fire service increases
  - Staffing Fire Truck by swapping Truck for Engine
- Projects Fire Station operating and maintenance costs
- Does not assume Downtown development impacts

Fire Fund Five Year Projection

Projected Budget



Next Steps

- **Complete budget projections:**
  - Finalize cost allocation plan & general contribution to special districts
  - Finalize special revenue fund budgets
  - Finalize Gann Appropriations Limit Calculation – letter received after May 1
  - Calculate & finalize recommended reserves
  - Complete Civic Center Bonding Analysis and DIF Interfund Loan
- **Compile budget book – online**
- **Proposed Budget Study Session June 11**
- **Final Budget Adoption June 25**



Discussion & Questions

CITY OF EASTVALE

KINDNESS. GRIT. SOLUTIONS-DRIVEN.

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.)